



**OPEN SPACE ADVISORY BOARD**  
Wednesday, February 2, 2011, 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**AGENDA**

1. **Meeting Called to Order**
2. **Call to the Public** (items not listed on the agenda)
3. **Discussion and Action**
  - a. Approval of Minutes: January 19, 2011
  - b. Changes to the Agenda
  - c. Review and comment on current zoning applications, as indicated below:
    - (1) **ZON10-00116:** A portion of Tract 1, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas  
**LOCATION:** East of Grand Teton Drive and North of Shasta Drive  
**ZONING:** PMD (Planned Mountain Development)  
**REQUEST:** Detailed Site Development Plan Review required by PMD District  
**EXISTING USE:** Vacant  
**PROPOSED USE:** Multi-family dwellings/Apartments  
**PROPERTY OWNER:** Investment Builders, Inc.  
**REPRESENTATIVE:** Wright & Dalbin Architects, Inc.  
**DISTRICT:** 1  
**STAFF CONTACT:** Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)
    - (2) **ZON10-00112:** Portion of Lot 27, Block 123, Chaparral Park Unit 33, City of El Paso, El Paso County, Texas  
**LOCATION:** 810 Redd Road  
**ZONING:** C-1/c (Commercial/condition)  
**REQUEST:** Detailed Site Development Plan Review required per Ordinance No. 017250  
**PROPOSED USE:** Shopping Center and Bike Shop  
**PROPERTY OWNER:** Gary Porras  
**REPRESENTATIVE:** Carrera Group Inc.  
**DISTRICT:** 1  
**STAFF CONTACT:** Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

**Mayor**  
John F. Cook

**City Council**

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

**City Manager**  
Joyce A. Wilson



d. Review and comment on current subdivision applications, as indicated below:

(1)      **SUB11-00017:**      Paseo Del Norte Blvd #2 – Being a portion of Tracts 1, 1B1, and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas  
LOCATION:      East of Resler Drive and south of Northern Pass Drive  
PROPERTY OWNER: Cimarron Hunt Communities, LLC  
REPRESENTATIVE: Kimley-Horn & Associates, Inc.  
DISTRICT:      1  
APPLICATION TYPE: Major Preliminary  
STAFF CONTACT:      Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

4.      **Discussion, Information and Action** on the design of the Doniphan Ditch across from the Keystone Heritage Park.  
Contact: Gonzalo Cedillos, EPWU, [gcedillo@EPWU.org](mailto:gcedillo@EPWU.org)
5.      **Discussion, Information and Action** concerning OSAB duty to "provide recommendations to the city council regarding matters before state and federal agencies affecting open space for which comment or input is solicited or requested to include but not be limited to requests for individual permits from the U.S. Army Corps of Engineers."  
Contact: Kareem Dallo, (915) 541-4425, [dallokf@elpasotexas.gov](mailto:dallokf@elpasotexas.gov)
6.      **Discussion and Action** on a recommendation made by the OSAB to design ponding areas with accessibility for wildlife.  
Contact: Kareem Dallo, (915) 541-4425, [dallokf@elpasotexas.gov](mailto:dallokf@elpasotexas.gov)
7.      **Discussion and Action** regarding the Texas Parks & Wildlife letter responding to the Texas Department of Transportation's Transmountain Road Environmental Assessment.  
Contact: Karen Clary, Texas Parks and Wildlife, [Karen.Clary@tpwd.state.tx.us](mailto:Karen.Clary@tpwd.state.tx.us)
8.      **Discussion and Information:** Presentation on the City of El Paso's Title 21 (Smart Code).  
Contact: Mathew McElroy, (915) 541-4193, [mcelroymx@elpasotexas.gov](mailto:mcelroymx@elpasotexas.gov)
9.      **Discussion and Information:** Presentation on the ASARCO site remediation by ASARCO Trustee Mr. Roberto Puga.  
Contact: Carlos Gallinar, (915) 541-4662, [GallinarRC@elpasotexas.gov](mailto:GallinarRC@elpasotexas.gov)
10.      **Discussion and Action:** Items for Future Agendas
11.      **Adjournment**





## EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

- Section 551.071 CONSULTATION WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY DEVICES
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this \_\_\_\_\_ day of January, 2011 at \_\_\_\_\_ P.M.,  
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida R. Martinez, Planning and Economic Development







# Open Space Open Space



## ADVISORY BOARD MINUTES

January 19, 2011  
City Hall – 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**Members Present: 5**

*Terry Bilderback, Richard Thomas, James H. Tolbert, Kevin T. von Finger, and Charlie S. Wakeem*

**Members Absent:**

*Bill Addington, Lois Balin, Robert Ardovino and Luis Ruiz*

**Member Vacancies: 0**

**Planning and Economic Development Staff Present:**

*Mathew McElroy, Deputy Director – Planning; Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Melissa Granado, Senior Planner; Raul Garcia, Planner; and Arturo Rubio, Senior Planner.*

**Others Present:**

*Lupe Cuellar, Assistant City Attorney; Legal Department; Kareem Dallo, Engineering and Construction Management, Engineering Division Manager; Rudy Valdez, EPWU-PSB; Richard Garcia, Land Operations Manager, Parks and Recreation; Gwen Keefer, citizen; Carlos Jimenez, CAD Consulting Co.; Georges Halloul, SLI Engineering Inc.; Ray Mancera; Sal Masoud, Del Rio Engineering.*

**1. Meeting Called to Order**

*Chair Wakeem called the meeting to order at 1:33 p.m.*

**2. Call to the Public (items not listed on the agenda)**

*None*

**3. Discussion and Action**

**a. Approval of Minutes**

**i. December 22, 2010**

Chair Wakeem asked Board Members if there were any additions, corrections, or revisions.

Mr. von Finger requested

To “In response to Mr. von Finger’s request from PSB Staff whether or not the PSB had any compromise of their own, Mr. Valdez stated the PSB agrees with what the City Plan Commission recommended.”

*Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 22, 2010, AS AMENDED.*

Chair Wakeem asked Board Members if there were any additions/corrections/revisions.

Chair Wakeem revised the following:

From "Chair Wakeem turned over copies of the Plan to staff ..."

To “Chair Wakeem turned over copies of the *Texas Parks and Wildlife 2010 Management Plan* to staff ...”

*Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JANUARY 5, 2011, AS AMENDED.*

*Staff requested 3. c. (2) ZON10-00116 be postponed two weeks, per the applicant's request.*

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and UANIMOUSLY CARRIED TO ACCEPT THE CHANGE TO THE AGENDA.*

c. Review and comment on current zoning applications, as indicated below:

- |     |                        |  |
|-----|------------------------|--|
| (1) | <b>ZON10-00109:</b>    | All of Tract 8, Section 15, Block 81, TSP 2, T&P R.R.<br>Surveys, City of El Paso, El Paso County, Texas |
|     | <b>LOCATION:</b>       | 6331 Alabama Drive   |
|     | <b>ZONING:</b>         | R-4 (Residential)  |
|     | <b>REQUEST:</b>        | From R-4 (Residential) to C-4 (Commercial)   |
|     | <b>EXISTING USE:</b>   | Social/Fraternal Club  |
|     | <b>PROPOSED USE:</b>   | Ballroom/Dance Hall  |
|     | <b>PROPERTY OWNER:</b> | El Maida Shrine Temple   |



REPRESENTATIVE: Steve Roberts and Ray Mancera  
DISTRICT: 4  
STAFF CONTACT: Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Mr. Art Rubio gave a PowerPoint presentation and explained the applicant is proposing to rezone the property from R-4 (Residential) to C-4 (Commercial to allow for a ballroom/dance hall. The 2025 Projected Land Use Map for the Northeast Planning Area designates the property for residential use. Furthermore, the conceptual site plan shows an existing social/fraternal club; however, the applicant is requesting a new use, ballroom/dance hall, Staff is recommending *denial* of the request due to the incompatibility of the surrounding area. Staff did not receive any phone calls, emails or letters in opposition to or in support of the request. Transportation Staff is requesting a TIA (Traffic Impact Analysis) in the event C-4 (Commercial) rezoning is approved. The subject property is located within the Hillside Development Area (HDA) and Planned Mountain Development (PMD); PMD is zoned residential. For the Board, Staff explained C-4 (Commercial) zone permitted uses. Staff noted the property may also be rezoned C-3/sp (Commercial/special permit); however, Staff is opposed to any other commercial uses due to the surrounding residential and abutting land uses.

Ms. Cuellar clarified currently the applicant may rent the ballroom/dance hall for an event, e.g., wedding, even though the event is not sponsored by the social/fraternal club.

Mr. Ray Mancera, representing the applicant and El Maida Shrine Temple member, introduced Mr. David **Millis**, El Maida Shrine Temple member, and explained the applicant is attempting to legitimize the operation we have here. In addition, the applicant is willing to exclude any obnoxious C-4 zone uses, i.e., adult entertainment, light manufacturing.

Mr. Thomas asked Staff if the objection to rezoning the property C-1/sp or C-2/sp were the fees involved.

Ms. Forsyth clarified it would have to be C-3/sp.

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO RECOMMEND DENIAL.***

For clarification, Mr. Mancera asked, as far as open space having a negative impact on what we currently have, does the Board find what currently exists objectionable.

Chair Wakeem assumed the intention of the Board is to recommend denial based on the possibility of intense use.

- (2)      **ZON10-00116:**      A portion of Tract 1, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
- LOCATION:      East of Grand Teton Drive and North of Shasta Drive
- ZONING:      PMD (Planned Mountain Development)
- REQUEST:      Detailed Site Development Plan Review required by PMD District
- EXISTING USE:      Vacant
- PROPOSED USE:      Multi-family dwellings/Apartments
- PROPERTY OWNER:      Investment Builders, Inc.
- REPRESENTATIVE:      Wright & Dalbin Architects, Inc.
- DISTRICT:      1
- STAFF CONTACT:      Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO POSTPONE ZON10-00116 TWO WEEKS, PER THE APPLICANT'S REQUEST.***

- (3)      **ZON10-00092:**      Lots 1-24, Block 1, Coronado Springs, City of El Paso, El Paso County, Texas
- LOCATION:      Silver Springs Drive, East of Thunderbird Drive
- ZONING:      PR-II/sc (Planned Residential II/special contract)
- REQUEST:      Detailed Site Development Plan Review per special contract dated January 14, 1979
- PROPOSED USE:      Apartments
- REPRESENTATIVE:      Del Rio Engineering, Inc.
- DISTRICT:      1
- STAFF CONTACT:      Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

Ms. Forsyth gave a PowerPoint presentation and explained Board Members approved the plat at the December 8, 2010, OSAB meeting. Due to the special condition, Staff is submitting a detailed site development plan review. The property is approximately 5.68 acres and currently vacant and zoned PR-II/sc (Planned Residential II/special contract). The site plan shows an apartment complex that will include 50-2 bedroom units, club house with swimming pool, office, storage and natural open space. Access will be via Silver Springs Drive. The apartment units are clustered towards the front of the property, the rear of the property is designated undisturbed open space, a walking path around the perimeter; additionally, as required by the Fire Department, a circular traffic turnaround in the middle. Transportation Staff has no issues with the proposed request. The applicant has adjusted the location of the rock wall so as not to encroach in city Right-of-Way; the applicant will not be developing the slope.



Ms. Forsyth highlighted the following contract conditions:

- a. submittal and review of a detailed site plan;
- b. construction of a 120-wide road;
- c. not more than 10 dwelling units permitted on parcel (Parcel No. III)
- d. not more than 14 dwelling units permitted on parcel (Parcel No. II)

Mr. Sal Masoud, Del Rio Engineering, concurred with Staff comments. He explained the applicant would not be demolishing any existing retaining walls. The apartment units are rentals, not for sale. Mr. Masoud was unsure whether or not the parking lighting would affect the above homes. He would work with the affected property owners.

**MEMBER OF THE PUBLIC**

Ms. Gwen Keefer, 509 Spring Crest Drive; spoke in opposition to the request; additionally, she mentioned, meeting with the applicant, contractor, engineer, has been difficult or non-existent.

Mr. Kareem Dallo commented on the drainage easement and possible drain off direction; however, he stated he has not yet seen the drainage plan.

**MOTION:**

*Motion made by Mr. Thomas, seconded by Mr. Tolbert and CARRIED TO APPROVE PER STAFF RECOMMENDATION.*

*NAY: Mr. von Finger*

*Motion passed 4-1*

d. Review and comment on current zoning applications, as indicated below:

- (1)      **SUB11-00010:**              Cumbre Estates Unit 1 Amending – Being an amendment of Lots 49 and 50, Block 2, Cumbre Estates Unit 1 Amending Plat, City of El Paso, El Paso County, Texas
- LOCATION:**                      East of Grand Teton Drive and North of Shasta Drive
- PROPERTY OWNER:** Mountain Vista Builders and Belkin Capital Investments
- REPRESENTATIVE:** CAD Consulting
- DISTRICT:**                      1
- APPLICATION TYPE:** Amending Plat
- STAFF CONTACT:**      Raul Garcia, (915) 541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)

Mr. Raul Garcia gave a PowerPoint presentation and noted the amending plat is reviewed administratively; however, the property is located in the Mountain Development Area (MDA) and before the Board for today. The applicant is

proposed two single-family lots measuring 8,649 and 8,758 square feet in size with access from Grand Teton Drive. The applicant is amending the plat to move the lot line between the two lots in order for the proposed development to meet the side setback requirement. The plat is in compliance with the open space required in the PMD zone. Staff recommends approval.

Mr. Carlos Jimenez, CAD Consulting, representing the applicant, was present.

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO APPROVE.***

4. **Discussion and Action** on an Ordinance amending the 2025 Proposed Thoroughfare System as detailed in the Map Atlas of The Plan for El Paso and its related documents as originally approved by El Paso City Council in 1999, and as subsequently amended, to delete Southwestern Drive, Northwestern Drive, and an unnamed east-west collector arterial as collector arterials north of Redd Road, south of Helen of Troy Drive, and east of Interstate Highway 10. Contact: Melissa Granado, (915) 541-4730, [granadom@elpasotexas.gov](mailto:granadom@elpasotexas.gov)

Ms. Granado gave a PowerPoint presentation and explained the request is to amend the Major Thoroughfare Plan to delete three proposed Collector Arterials based on existing conditions:

1. Southwestern Drive, developed and identified through various approved subdivisions;
2. Northwestern Drive, developed and identified through various approved subdivisions;
3. Unnamed east-west arterial, projected through what is currently platted as a drainage right-of-way and classified as an arroyo.

Ms. Granado noted the amendment request is located in the hillside development area. Texas Department of Transportation (TxDOT), the El Paso Metropolitan Planning Organization, Department of Transportation and Planning and Economic Development recommend approval of the amendment request.

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO APPROVE.***

5. **Discussion, Information, and Action** on maintaining access to the State Park through existing trailheads and neighborhood.  
Contact: Eddie García, (915) 541-4638, [garciaez2@elpasotexas.gov](mailto:garciaez2@elpasotexas.gov)

Mr. Raul Garcia explained previously Board Members had requested Staff review the Subdivision Code regarding access to open spaces. Title 19, Roadway Section, requires access for pedestrians to park and open space areas. GIS Staff is currently identifying all trailheads in the City; GIS Staff will add a trailhead map layer which Staff will incorporate in the Subdivision review process.



Board Members discussed Ocotillo Estates, a gated community, preventing public access to trailheads.

Ms. Cuellar explained the provision of the code does not accomplish what Board Members are asking.

**MOTION:**

*Motion made by Mr. Tolbert, seconded by von Finger AND UNANIMOUSLY CARRIED THAT STAFF LOOK AT THIS PROVISION OF THE SUBDIVISION CODE AND REVISE, TO MAKE CALLE LAGO AS AN EXAMPLE.*

6. **Discussion and Action** on how to proceed with developing standards for the Hillside Development Area. Contact: Mathew McElroy, (915) 541-4193, [mcelroymx@elpasotexas.gov](mailto:mcelroymx@elpasotexas.gov)

Prior to today's meeting, Mr. McElroy explained to the Chair that the City Manager wants to move forward on this, depending on the budget. The City Manager will know by April or May whether or not a consultant can be hired.

7. **Discussion and Action:** Items for Future Agendas

- Mr. Tolbert requested Planning Staff, perhaps Mr. McElroy, give a thorough presentation on Smart Codes.

Mr. von Finger requested:

1. Update on Mr. Puga's briefing regarding ASARCO and Open Space;
2. Staff Report regarding proposed west side development that will impact jurisdictional water of the U.S. (Arroyo FEMA Flow Path 38). To include all paperwork, permits, briefing on the Conditional Letter of Map Revision (CLOMR), U.S. Army Corp of Engineer representative (Mr. Gatewood).
3. Discussion regarding the design of the Doniphan Drain/Ditch across from the Keystone Heritage Park. Hydrologists believe the ditch baseline affects the Keystone water level, additionally, has the baseline changed and will there be any negative impact on the wetland.
4. Briefing/Update regarding Board Members recommendation to create wildlife access in ponding areas.

Board Members and Staff discussed the Natural Open Space Ordinance coming before City Council, the Subdivision Code and parking for pedestrians accessing trailheads/park credit for parking and the Comprehensive Plan Committee meeting room layout.

Chair Wakeem encouraged Board Members to attend the Comprehensive Plan Committee and Comprehensive Plan charrette February meetings.

When the Comprehensive Plan meetings begin, Ms. Cuellar suggested a standing agenda item "Report from the Chair regarding Comprehensive Plan."

## 8. Adjournment

### **MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO  
ADJOURN THE MEETING AT 2:43 P.M.*

Minutes prepared by Donna Martinez



## ***City of El Paso – Open Space Advisory Board***

**Case No:** ZON10-00116  
**Application Type:** Detailed Site Development Plan  
**CPC Hearing Date:** February 10, 2011  
**Staff Planner:** Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**Location:** East of Grand Teton Drive and north of Shasta Drive  
**Legal Description:** A portion of Tract 1, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas  
**Acreage:** 15.482 acres  
**Rep District:** 1  
**Zoning:** PMD (Planned Mountain Development)  
**Existing Use:** Vacant  
**Request:** Detailed Site Development Plan required by PMD district

**Property Owner:** Investment Builders, Inc.  
**Representative:** Wright & Dalbin Architects, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** PMD (Planned Mountain Development) Vacant  
**South:** PMD (Planned Mountain Development) Vacant  
**East:** PMD (Planned Mountain Development) Vacant  
**West:** PMD (Planned Mountain Development) Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Northwest Planning Area)

**NEAREST PARK:** Mission Hills Park (11,785)

**NEAREST SCHOOL:** Morehead Middle School (10,354 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Save the Valley  
Coronado Neighborhood Association  
Upper Mesa Hills Neighborhood Association  
Upper Valley Improvement Association

### **NEIGHBORHOOD INPUT**

Notice of the public hearing is not required on detailed site development plan per El Paso City Code, 20.04.520 *Notice*.

### **APPLICATION DESCRIPTION**

The applicant is requesting a detailed site development plan review as required by 20.10.370 *Mountain Development G. 2. Site Plan* for multi-family use. The site plan shows 1 multi-family lot that includes two 13,560 square-foot apartment buildings comprised of 12 single story units each and a 1,200 square-foot club house and 8.68 acres of Public Open Space. Parking required is 51 spaces and the applicant is providing 52 spaces and 3 bicycle parking spaces. Primary access is proposed from Shasta Drive.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The DCC is pending review of the application for detailed site development plan review.

## **DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the detailed site development plan. The detailed site development plan meets all the requirements of 20.04.150 of the El Paso City Code.

### **The Plan for El Paso-City-Wide Land Use Goals**

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: Provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state and local regulations.
- b. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the PMD (Planned Mountain Development) district is to preserve and protect the significant natural features of the mountain development and hillside area within the city. It is intended that the regulations of the district provide design alternatives which help to minimize disturbances to the natural character of the area and which enhance the open space and aesthetic qualities of the land. The regulations of this district are designed to protect, stabilize and enhance the development of these environmentally sensitive lands and to preserve them from the encroachment of more intensive forms of development.

### **Engineering and Construction Management-Plan Review**

Plan Review has no objections.

### **Engineering and Construction Management-Land Development**

1. Provide existing & proposed drainage flow on site plan.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
3. Grading plan and permit shall be required.\*
4. Storm Water Pollution Prevention Plan and/or permit required.\*
5. Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.\*
6. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0028C, date February 5, 1986.

\* This requirement will be applied at the time of development.

### **Department of Transportation**

1. Recommend that the site plan be processed simultaneously with the proposed subdivisions to ensure proper access.
2. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.
3. Recommend pedestrian path or markings to offer safe route to apartment from outer parking spots.

### **Fire Department**

No comments received.

### **El Paso Water Utilities**

1. EPWU-PSB cannot confirm the availability of sewer service to a portion of the site plan at this time (proposed Lot 2, Block 1, Cumbre Estates 2).
2. The original sanitary sewer facility plans for the entire Cumbre Estates Subdivision were designed by an Engineering firm (the Engineer) retained by the Owner/Developer, and not by the El Paso Water Utilities – Public Service Board (EPWU-PSB). EPWU-PSB requires the Owner/Developer to have his Engineer certify in writing (signed and sealed by Professional Engineer) that the design of the existing low pressure



sanitary sewer system possesses the capacity to provide service to the additional lots proposed on Cumbre Estates Unit 1 Replat B and the proposed Lot 2, Block 1 within Cumbre Estates Unit 2 before EPWU allows sewer service for Lot 2 from the low pressure system.

3. Sanitary sewer service can be provided to the proposed Lot 1 (Multi-family) via a private service line/public main system. The public main will extend from the westernmost property line to existing public sewer mains along Gran Teton Drive. Offsite easements are required. The Owner/Developer is responsible for all the sewer main extension costs and the acquisition of offsite easements.

4. Lot 2, Block 1 will be provided with private low pressure sanitary sewer system located within the limits of Lot 2. The grinder pump and the discharge pipeline up to the isolation valve located behind the curb adjacent to Lot 2 are to be maintained and operated by the Lot/Home Owner. The El Paso Water Utilities will not own, operate or maintain the sanitary sewer grinder pump station on Lot 2"

5. There is an existing 8-inch diameter water main that extends along Shasta Drive. This main dead-ends approximately 90 feet north of the intersection of Everest Drive and Shasta Drive. The Owner/Developer is responsible for all water main extension costs.

6. Special water service requirements apply to the subject subdivision. The subject site is located within an intermediate pressure zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

#### **CITY PLAN COMMISSION OPTIONS**

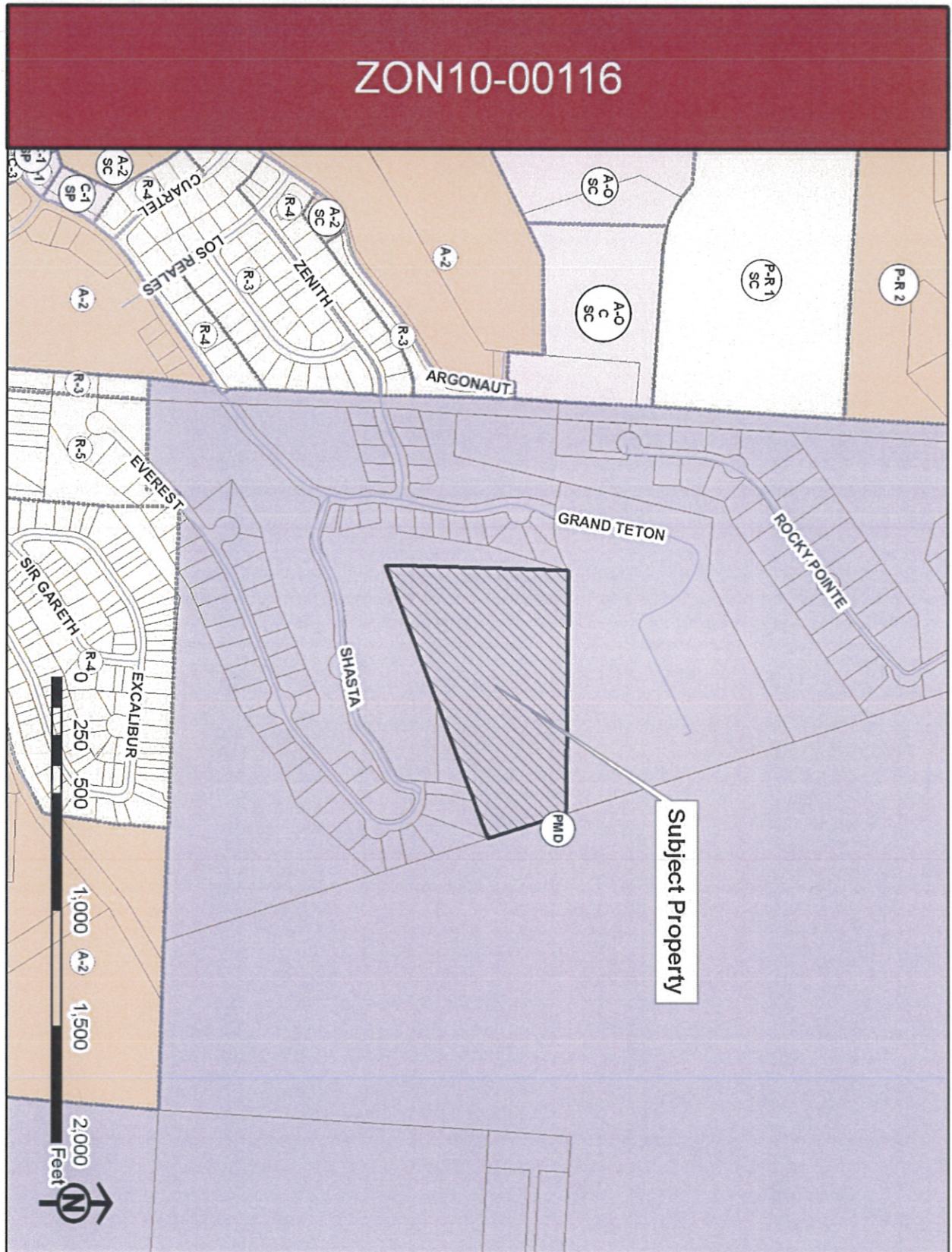
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

#### **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP





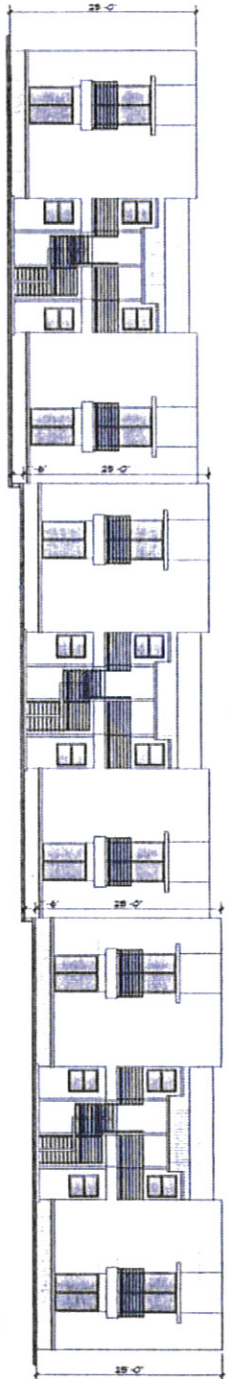
ATTACHMENT 2: AERIAL MAP

ZON10-00116

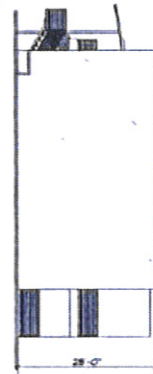




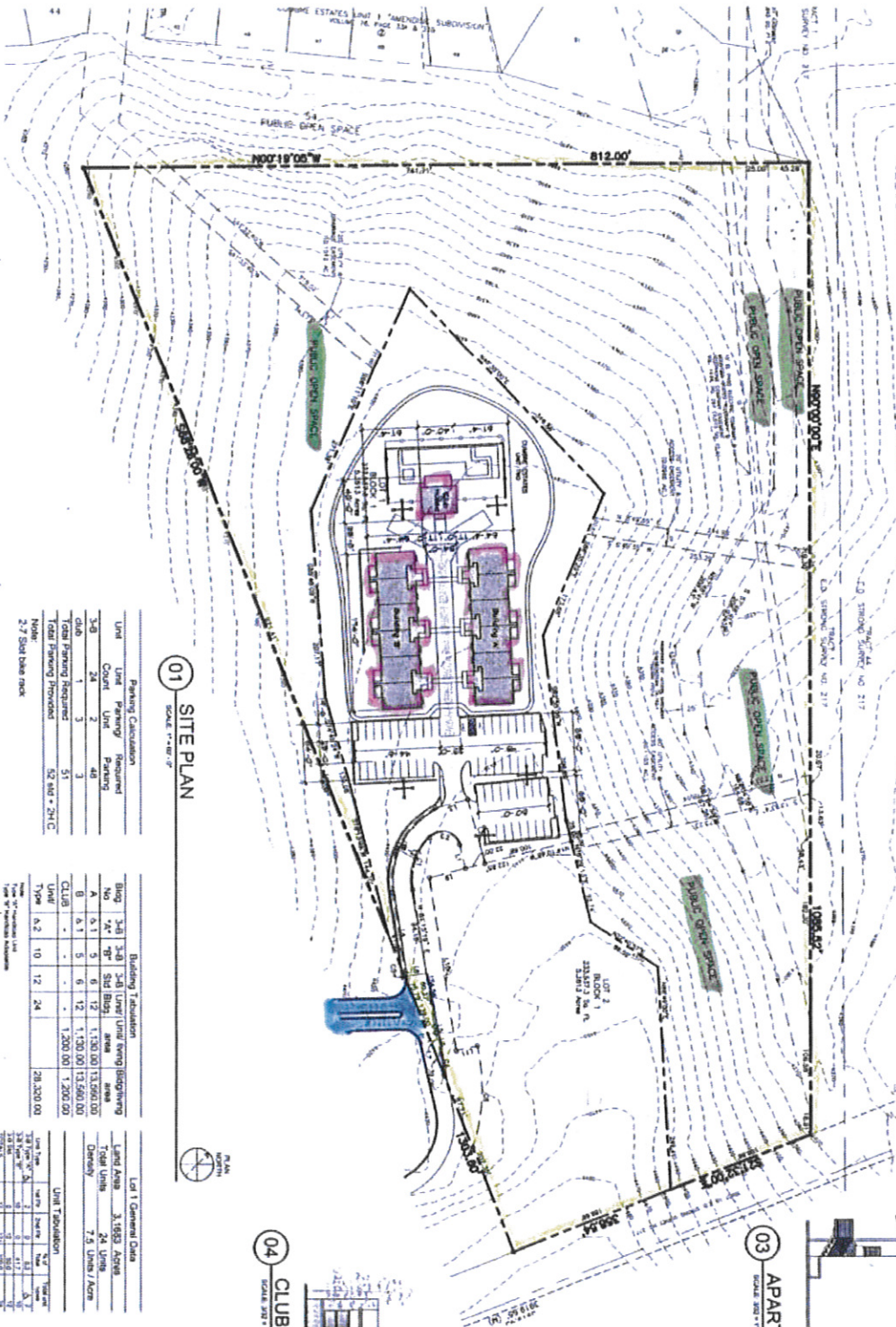
02 APARTMENTS FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



03 APARTMENTS SIDE ELEVATION  
SCALE: 3/32" = 1' - 0"

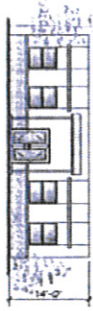


03 APARTMENTS SIDE ELEVATION  
SCALE: 3/32" = 1' - 0"



01 SITE PLAN  
SCALE: 1" = 60'

## 04 CLUB HOUSE ELEVATION



## 04 CLUB HOUSE ELEVATION

LEGAL DESCRIPTION  
A PORTION OF TRACT 1, E.D. STRONG  
SURVEY NO. 217, CONTAINING  
APPROXIMATELY 19.4823 ACRES,  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS

LEGAL DESCRIPTION  
A PORTION OF TRACT 1, E.D. STRONG  
SURVEY NO. 217, CONTAINING  
APPROXIMATELY 19.4823 ACRES,  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS



## *City of El Paso – Open Space Advisory Board Staff Report*

<b>Case No.</b>	ZON10-00112
<b>Application Type</b>	Detailed Site Development Plan Review
<b>OSAB Meeting Date</b>	February 2, 2011
<b>Staff Planner</b>	Esther Guerrero, 915-541-4720, <a href="mailto:guerreroex@elpasotexas.gov">guerreroex@elpasotexas.gov</a>
<b>Location</b>	810 Redd Road
<b>Legal Description</b>	Portion of Lot 27, Block 123, Chaparral Park Unit 33, City of El Paso, El Paso County, Texas
<b>Acreage</b>	1.477 acres
<b>Rep District</b>	1
<b>Existing Use</b>	Vacant
<b>Existing Zoning</b>	C-1/c (Commercial/condition)
<b>Request</b>	Detailed Site Plan Review required per Ordinance No. 017250
<b>Property Owner</b>	Gary Porras
<b>Applicant</b>	Same
<b>Representative</b>	Carrera Group Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) / School  
**South:** A-O/c (Apartment/Office/condition) / Church/Daycare  
**East:** C-1/c (Commercial/condition) / dental office  
**West:** R-3A/ (Residential) / single-family residential

**THE PLAN FOR EL PASO DESIGNATION:** Commercial, Residential (Northwest Planning Area)

**Nearest Park:** Three Hills Park (2,802 feet)

**Nearest School:** Hornedo Middle School/Franklin High School (immediately to the north of subject property)

### **NEIGHBORHOOD INPUT**

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice.

### **APPLICATION DESCRIPTION**

The detailed site development plan shows a 9,000 sq. ft. shopping center and a 3,000 sq. ft. bike shop with a landscaped buffer abutting the single-family residential lots to the west as required per Ordinance No. 017250. Access is proposed via two driveways from Redd Road.

### **PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION**

Recommend **approval** of the detailed site development plan.

### **The Plan for El Paso-City Wide Land Use Goals**

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets



for social and cultural expression.

Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

The purpose of the C-1(Commercial) District is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

#### **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for approval.

#### **Department of Transportation**

- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.
- Parking stall and aisle dimensions need to be included on plan.
- Internal driveway widths are missing on plan.
- Wheel stops needed for parking spaces adjacent to pedestrian walking area and city ROW.

#### **Engineering and Construction Management Department**

##### **Plan Review**

No objections.

##### **Landscaping**

Landscape required for this project, no calculations provided but shall meet code as per 18.46.

##### **Land Development**

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
2. Grading plan and permit shall be required.\*
3. Storm Water Pollution Prevention Plan and/or permit required.\*
4. Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.\*
7. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0022EC, date January 3, 1997.

\* This requirement will be applied at the time of development.

#### **Fire Department**

Fire Department has no objections.

#### **El Paso Water Utilities**

1. EPWU does not object to this request.

##### **Water**

2. Along Redd Road between Westwind Drive and Ellon Lane there is an existing 30-inch diameter water transmission main. No service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.
3. There is an existing 12-inch diameter water main extending along Redd Road that is available for service. The water main is located approximately 20-feet north from the center right of way line.
4. Previous water pressure reading from fire hydrant # 6422 located at the northwest intersection of Westwind Drive and Redd Road, have yielded a static pressure of 130 (psi) pounds per square inch, a residual pressure of 120 (psi) pounds per square inch and a discharge of 1384 (gpm) gallons per minute
5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer.



The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

6. There is an existing 12-inch diameter sanitary sewer main extending along Redd Road that is available for service. The sewer main is located approximately 20-feet south from the center right of way line.

General

7. There is an existing 12-inch diameter reclaim water main along Reed Road, the reclaim water main is located approximately 39-feet south from the center right of way line.

8. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The Owner/Developer is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**CITY PLAN COMMISSION OPTIONS**

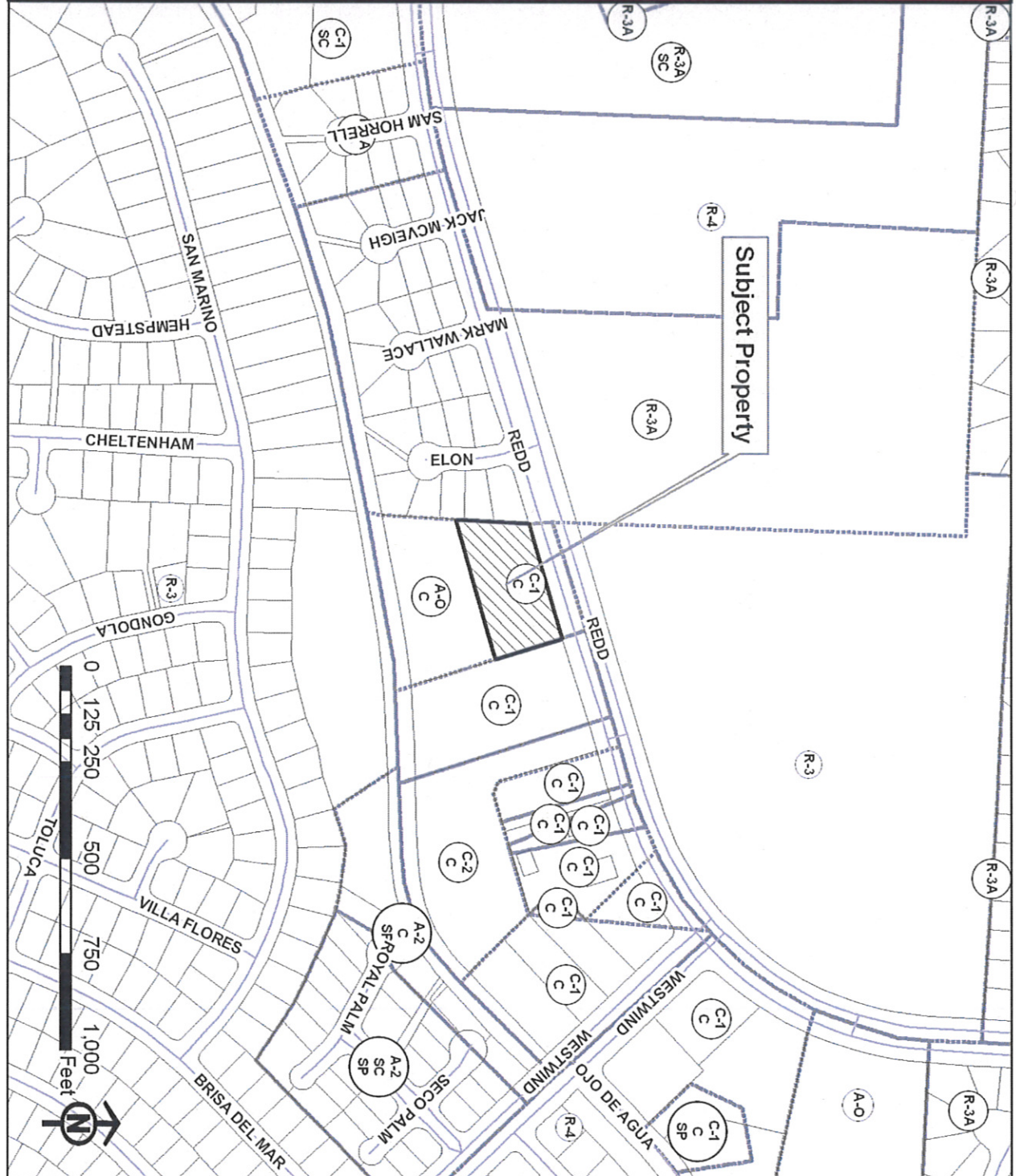
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
4. Elevations
5. Ordinance No.017250

ZON10-00112





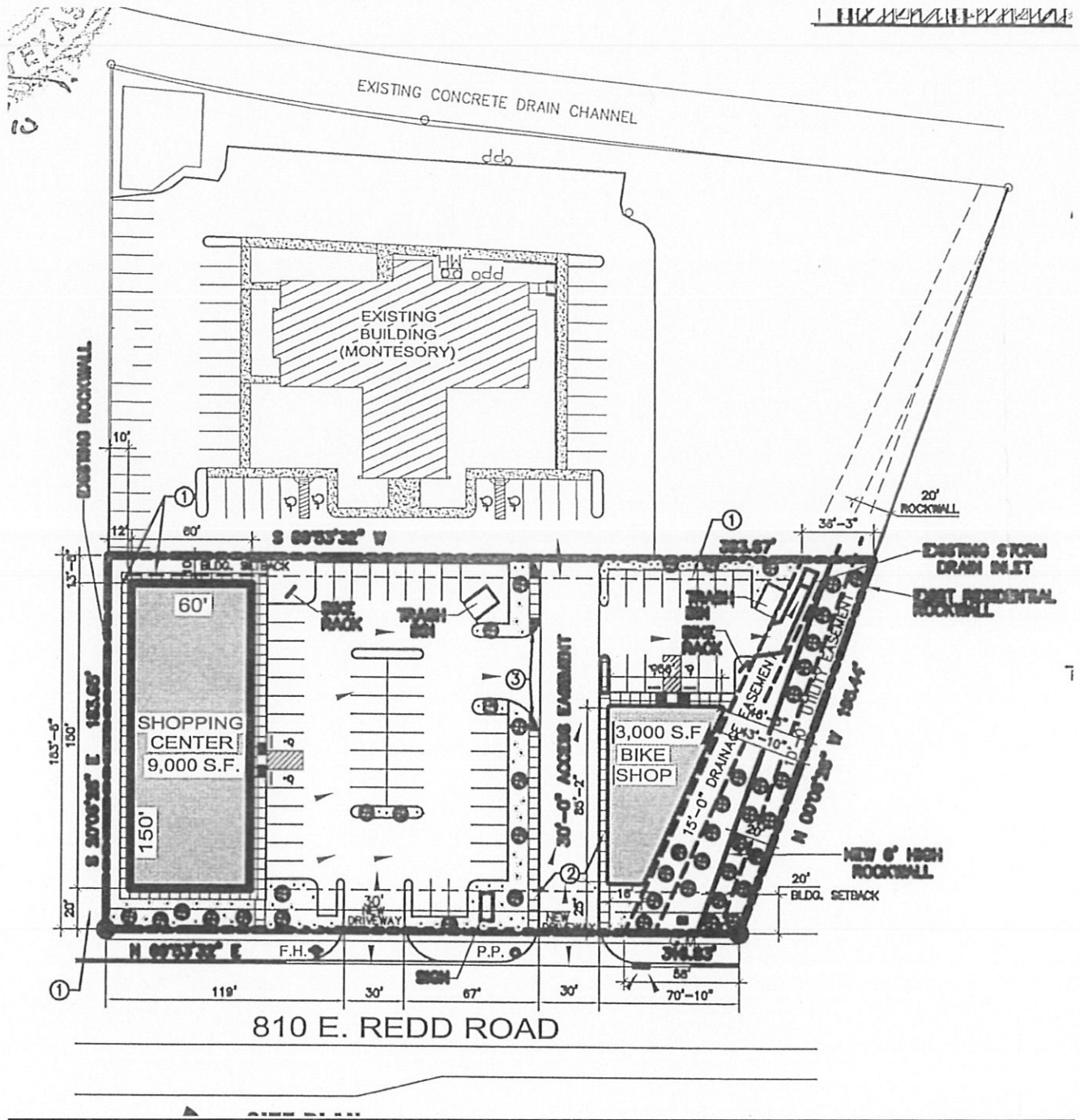
ATTACHMENT 2: AERIAL MAP

ZON10-00112

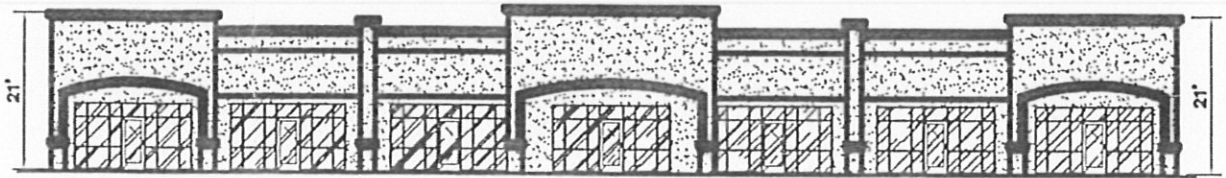




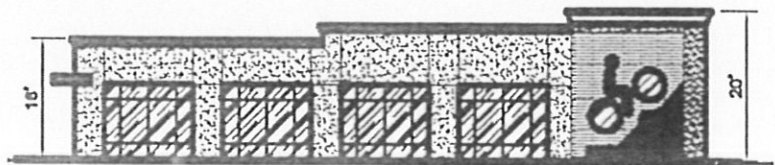
# ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



3 FRONT ELEVATION  
SHOPPING CENTER scale 3/4" = 1'-0"



3 FRONT ELEVATION  
BIKE SHOP scale 3/4" = 1'-0"

**ATTACHMENT 5: ORDINANCE NO. 017250**

Doc# 20100001161

10A  
151/4

**ORDINANCE NO. 017250**

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 27, BLOCK 123, CHAPARRAL PARK UNIT 33, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-O/c (APARTMENT-OFFICE/CONDITIONS) TO C-1/c (COMMERCIAL/CONDITIONS) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

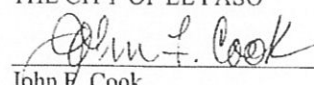
That the zoning of a portion of Lot 27, Block 123, Chaparral Park Unit 33, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from A-O/c (Apartment-Office/conditions) to C-1/c (Commercial/conditions), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

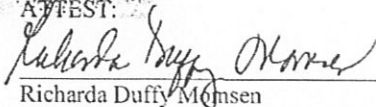
1. A detailed site development plan be reviewed and approved per the City Code prior to the issuance of any building permits.
2. The following uses are prohibited: automotive uses and commercial fueling station.
3. A 20' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the westerly property line. The landscaped buffer shall be in addition to the landscape requirements of the city code and shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
4. A building setback shall be required from the easterly boundary of the 15-foot drainage easement to the westerly property line of the property. The area shall be landscaped and shall not include parking. The landscape shall be in addition to the landscape requirements of the city code and shall be installed prior to any certificates of occupancy.

PASSED AND APPROVED this 15<sup>th</sup> of December 2009

THE CITY OF EL PASO

  
John F. Cook  
Mayor

ATTEST:

  
Richarda Duffy Monsen  
City Clerk

SIGNATURES CONTINUE ON FOLLOWING PAGE

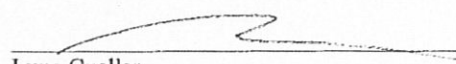
#52248 v1 - Planning/ORD/ZON09-00056/Rezoning/Gary Porras  
ORDINANCE NO. 017250

Document Author: LCUE  
ZON09-00056

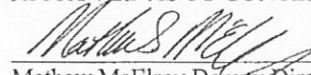
CITY CLERK DEPT.  
09 DEC 29 PM 3:38



APPROVED AS TO FORM:

  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Mathew McElroy Deputy Director  
Development Services Department -  
Planning Division

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#52248 v1 - Planning/ORD/ZON09-00056/Rezoning/Gary Porras  
ORDINANCE NO. 017250

Document Author: LCUE  
ZON09-00056







## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUB11-00017 Paseo Del Norte Blvd Unit 2  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** February 10, 2011  
**Staff Planner:** Justin Bass, 915-541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** East of Resler Drive and South of Northern Pass Drive  
**Legal Description Acreage:** 6.48 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** C-1 (Commercial) and C-3/c (Commercial/conditions)  
**Proposed Zoning:** R-3A (Residential), C-1 (Commercial) and C-3/c (Commercial/conditions)  
**Nearest School:** Hut Brown Middle School (1.19 miles)  
**Nearest Park:** Cimarron Park (0.89 mile)  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** Cimarron Hunt Communities, LLC  
**Applicant:** Kimley-Horn and Associates, Inc.  
**Representative:** Kimley-Horn and Associates, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 (Commercial) & C-3/c (Commercial/ conditions)/ Vacant  
**South:** C-1 (Commercial) & C-3/c (Commercial/ conditions)/ Vacant  
**East:** C-3/c (Commercial/ conditions)/ Vacant  
**West:** C-1 (Commercial)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Residential & Commercial.

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide a 6.48-acre parcel of property, measuring approximately 120 feet in width by 2,400 feet in length. The subdivision will dedicate property for right-of-way to be developed as a portion of Paseo Del Norte Boulevard, from Northern Pass Drive westward. This project has been vested under the previous subdivision code; however, the applicant has elected to use Section 19.10.050 *Roadway Participation Policies* and Section 19.19 *Stormwater Management Requirements* of the current code.

The applicant is requesting the following modification:

- Modification to Section 19.16.020 to allow for a modified Major Arterial cross-section.

This subdivision is located within the Hillside Development Area (HDA).

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification requested based on Reason 3 of 19.04.170.A.3 of the previous Subdivision Ordinance and recommends **approval** of Paseo Del Norte Blvd. Unit 2 on a **Major Preliminary** basis subject to the following conditions and requirements:

#### **Planning Division Recommendation:**

**Approval with modification.** In this case, Reason 3 is met because the applicant has demonstrated an alternative method of development to include additional parkway, which will result in the relocation of the on-street bike lanes – required in the previous subdivision ordinance – to the parkway, in the form of two 10-foot hike and bike trails. This alternative method of development will create continuity between the City Plan Commission approved Paseo Del Norte Unit 1 and this proposed Paseo Del Norte Unit 2. It will also improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicle and pedestrian passage.

#### **Engineering & Construction Management - Land Development:**

We have reviewed subject plan recommend **Approval**, however; developer/engineer needs to address the following comments:

1. Subdivision Improvement Plans shall be reviewed and approved prior to recording of plat.
2. Applicant shall **continue** to coordinate with FEMA to comply with the requirements for developing in a Special Flood Hazard floodplain area.
3. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code prior to recording of the plat, if applicable.
4. Applicant shall **continue** to coordinate with the U.S. Army Corps of Engineers for the requirements and compliance of the Clean Water Act; 401 and/or 404 permits are required.
5. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code prior to recording of the plat.
6. Proposed street cross-section and classifications shall comply with City's Subdivision Standards and Ordinances, a design modification request shall be submitted to the Planning Division.
7. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

#### **EPDOT:**

- That landscaping be provided in the parkways and in the median to include vegetation.
- That additional amenities such as trees with appropriate irrigation systems, landscaping, elevation changes, drinking fountains, illumination, shaded resting and sitting areas, trash receptacles, and dog stations be provided along the hike/bike trails. The areas could include depressions and conveyance properties that may serve as water harvesting areas.
- Foreseeing the future need, the Transportation Department would like to request as part of the required median landscaping, the opportunity to have two 2 - inch underground conduits installed for future median illumination (arterial lighting), communication systems along Paseo



Del Norte Boulevard and also traffic signal conduits with appropriate Type A junction boxes at the intersection of Paseo Del Norte Boulevard and Northern Pass.

Header curbs shall be provided along both ends of the hike/bike trail, in accordance with the Design Standards for Construction. Please provide a revised cross-section illustrating these requirements.

All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA/TAS rules and regulations and Current City of El Paso Design Standards for Construction.

**Engineering & Construction Management - Floodplain:**

No comments received.

**Parks and Recreation Department:**

We have reviewed **Paseo Del Norte Blvd. #2**, a major preliminary plat map and offer no objections to this application.

Please note that this Subdivision is being excluded from the calculation for parkland dedication ordinance Title 19, Subdivisions, **Chapter 19.20 Parks and Open Space** as noted below.

**19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility. (*Ord. 16882 § 2 (part), 2008*)

**El Paso Water Utilities:**

1. EPWU Planning & Development section does not object to this request.

**Water**

2. There is an existing 30-inch diameter water transmission main along the western side of Northern Pass Boulevard. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules & Regulations.
3. There is also an existing 12-inch diameter water main along the western side of Northern Pass Boulevard.
4. Water main extensions are required along the proposed Paseo Del Norte Boulevard.
5. The subdivision will be located within an intermediate pressure zone. Pressure reducing and pressure relief valves are required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter within future developments located adjacent to portions of Paseo Del Norte Boulevard.

**Sewer**

6. There is a proposed 15-inch diameter sewer stub-out that is aligned with Paseo Del Norte Boulevard #2 and is currently being constructed by the Developer as part of the Northern Pass Improvements. This 15-inch sewer mains needs to continue along the entire length of the proposed Paseo Del Norte Boulevard extension from Northern Pass Boulevard to Resler Drive.

## **General**

7. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **Stormwater Division:**

1. Identify the discharge location for all stormwater runoff. Also, clarify how the Paseo Del Norte Boulevard Unit Two subdivision will be protected from sediment deposition due to runoff from adjacent properties to the north and northwest.
2. The plat shows several off-site private drainage easements that will be described by separate instrument. These easements should be *public* drainage easements if they will contain stormwater conveyance facilities that discharge runoff from Paseo Del Norte Boulevard Unit Two to a public drainage facility.
3. EPWU highly recommends the use of recessed landscaping to reduce the amount of stormwater runoff.

### **El Paso Fire Department:**

El Paso Fire Department has no objections.

### **911**

No comments received.

### **Sun Metro:**

No comments received.

### **El Paso Electric Company:**

No comments received.

### **Texas Gas Company:**

No comments received.

### **Canutillo Independent School District:**

No comments received.

### **Additional Requirements and General Comments:**

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable

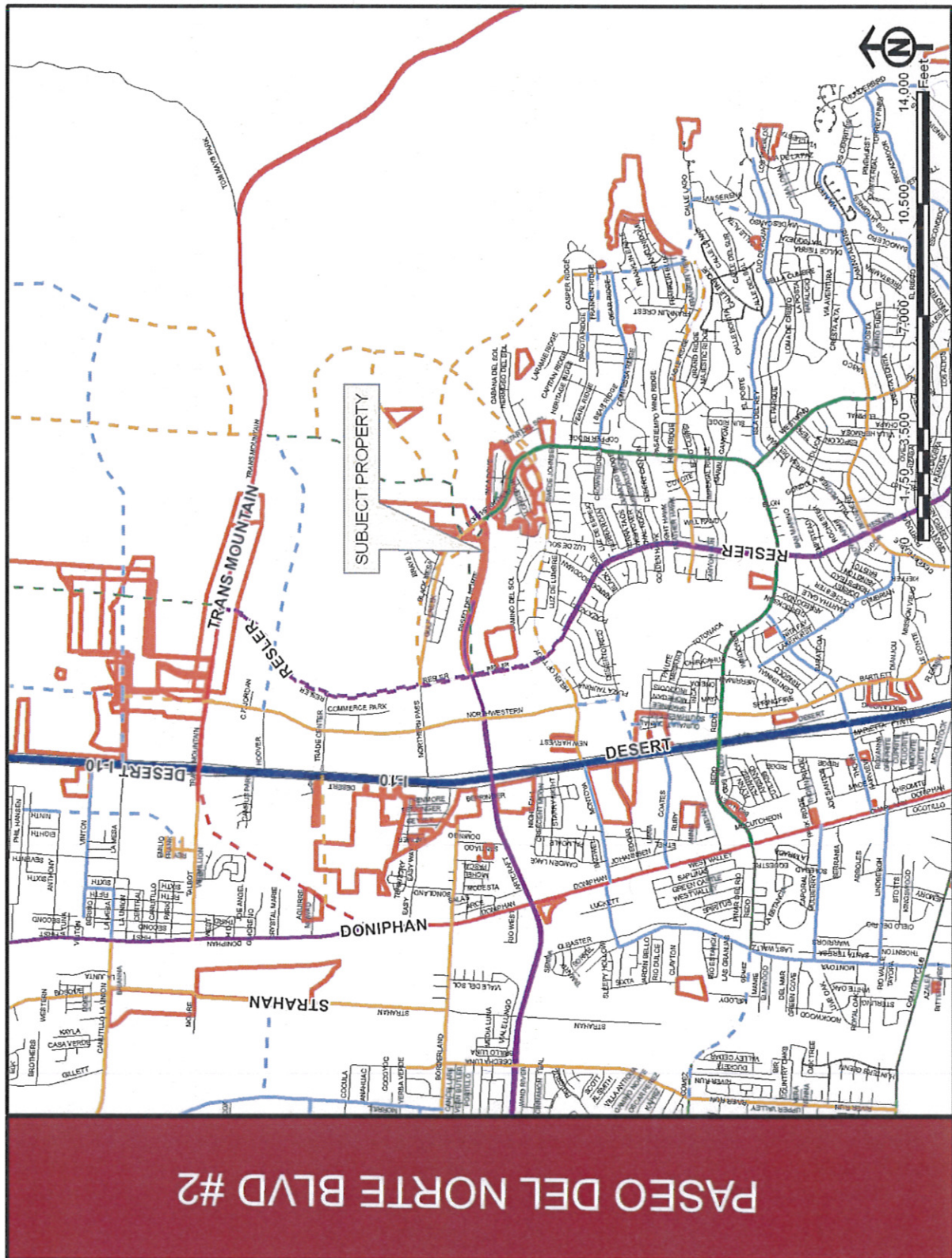


- e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

#### **Attachments**

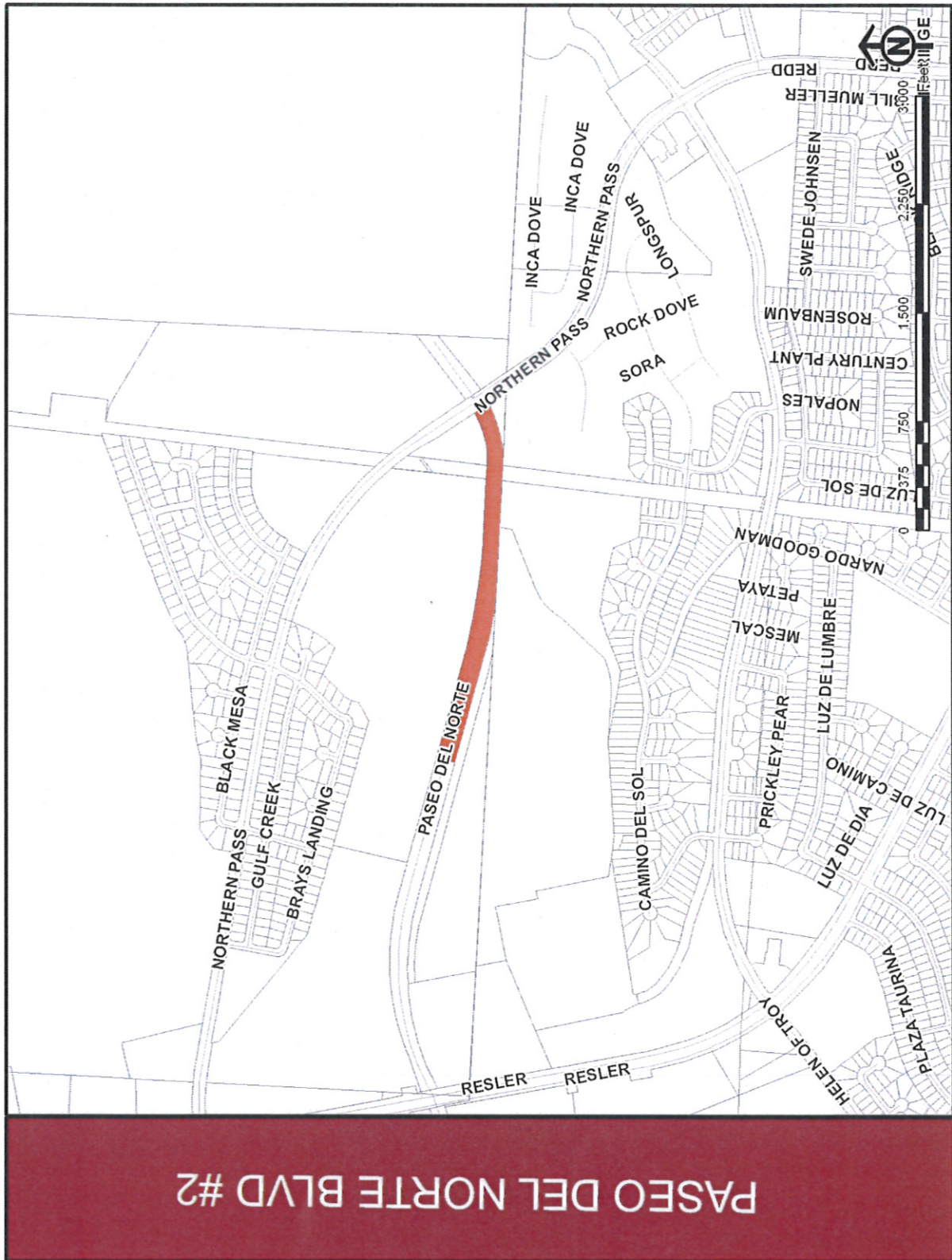
1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Application

# ATTACHMENT 1



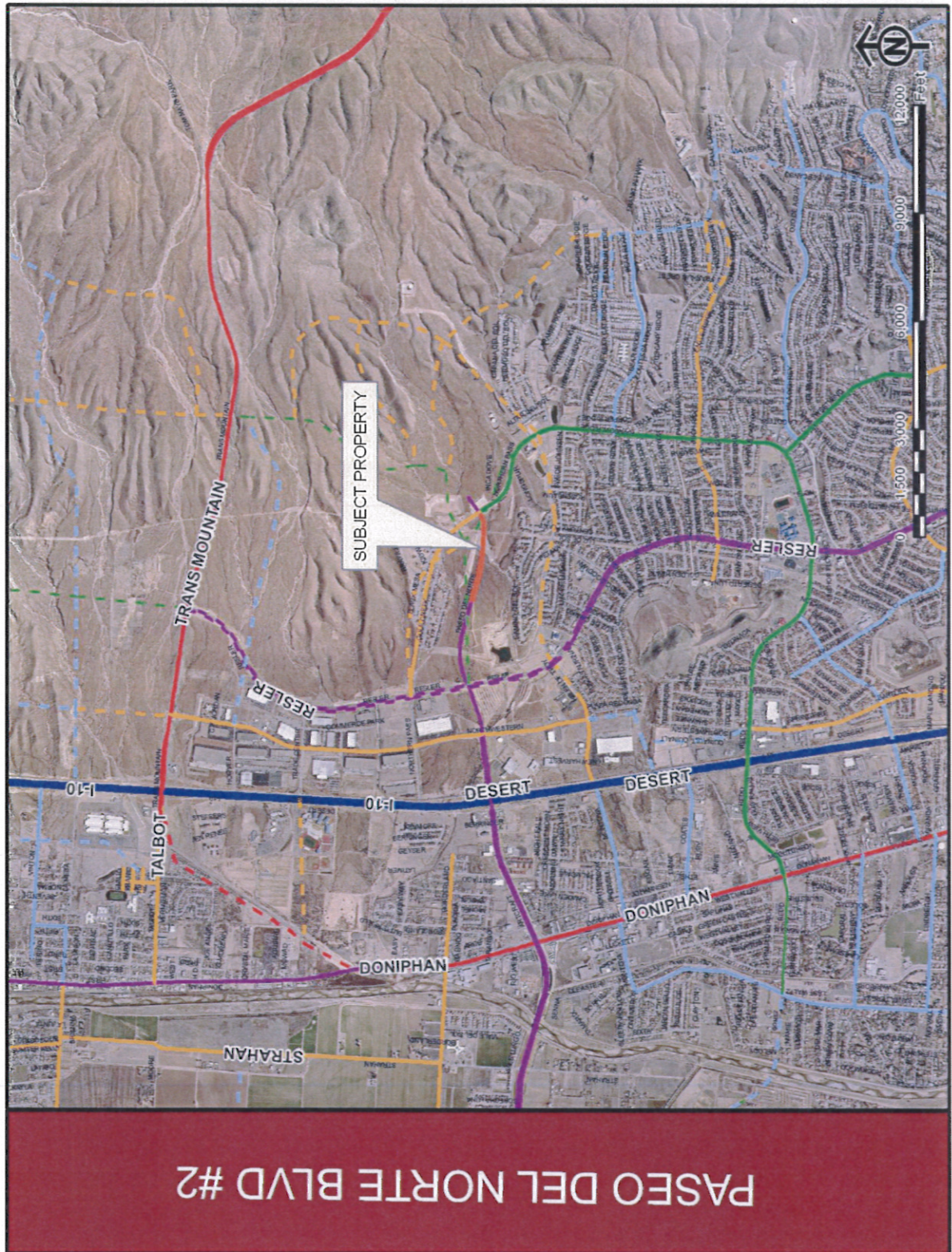


ATTACHMENT 2



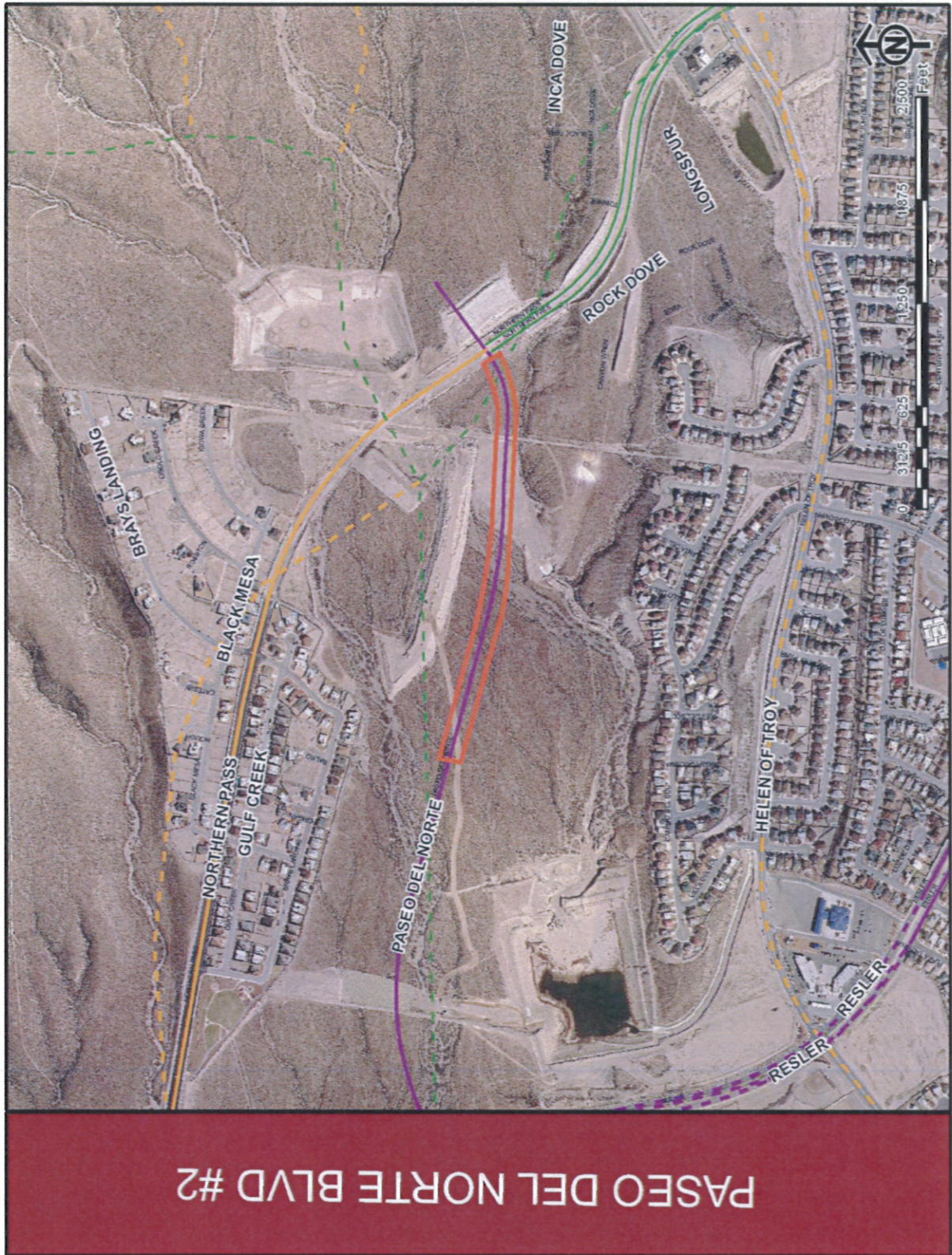


ATTACHMENT 3



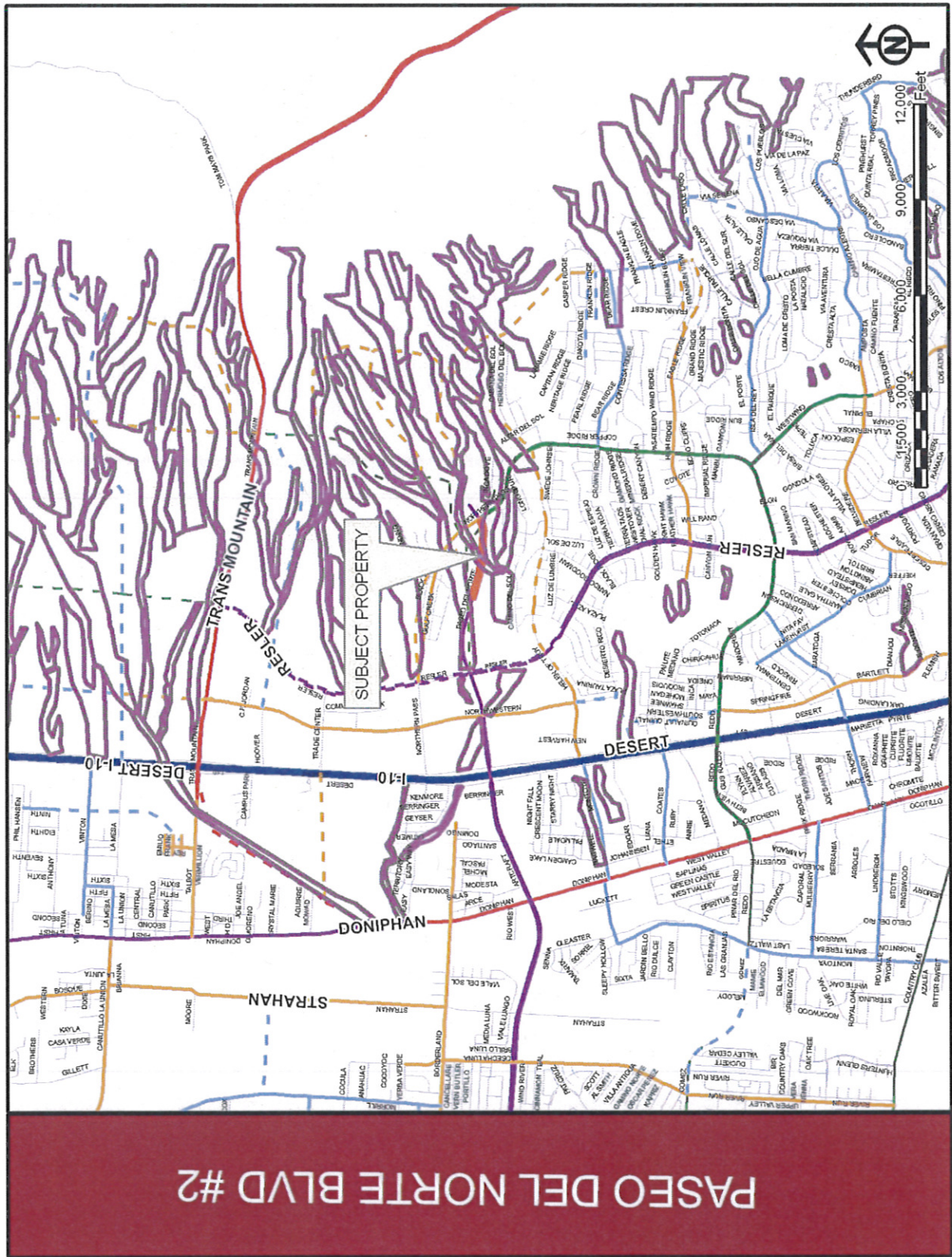


ATTACHMENT 4



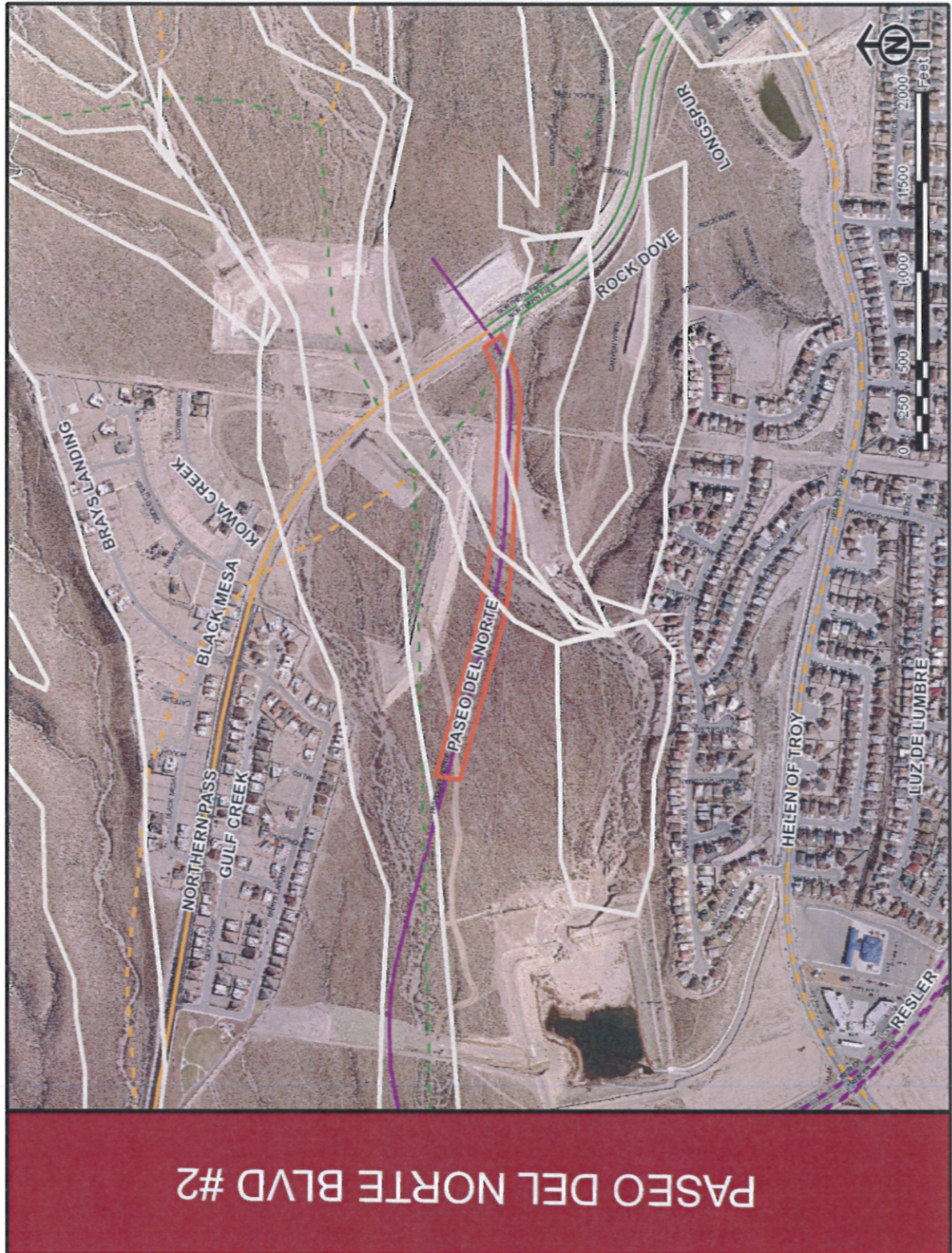


# ATTACHMENT 5



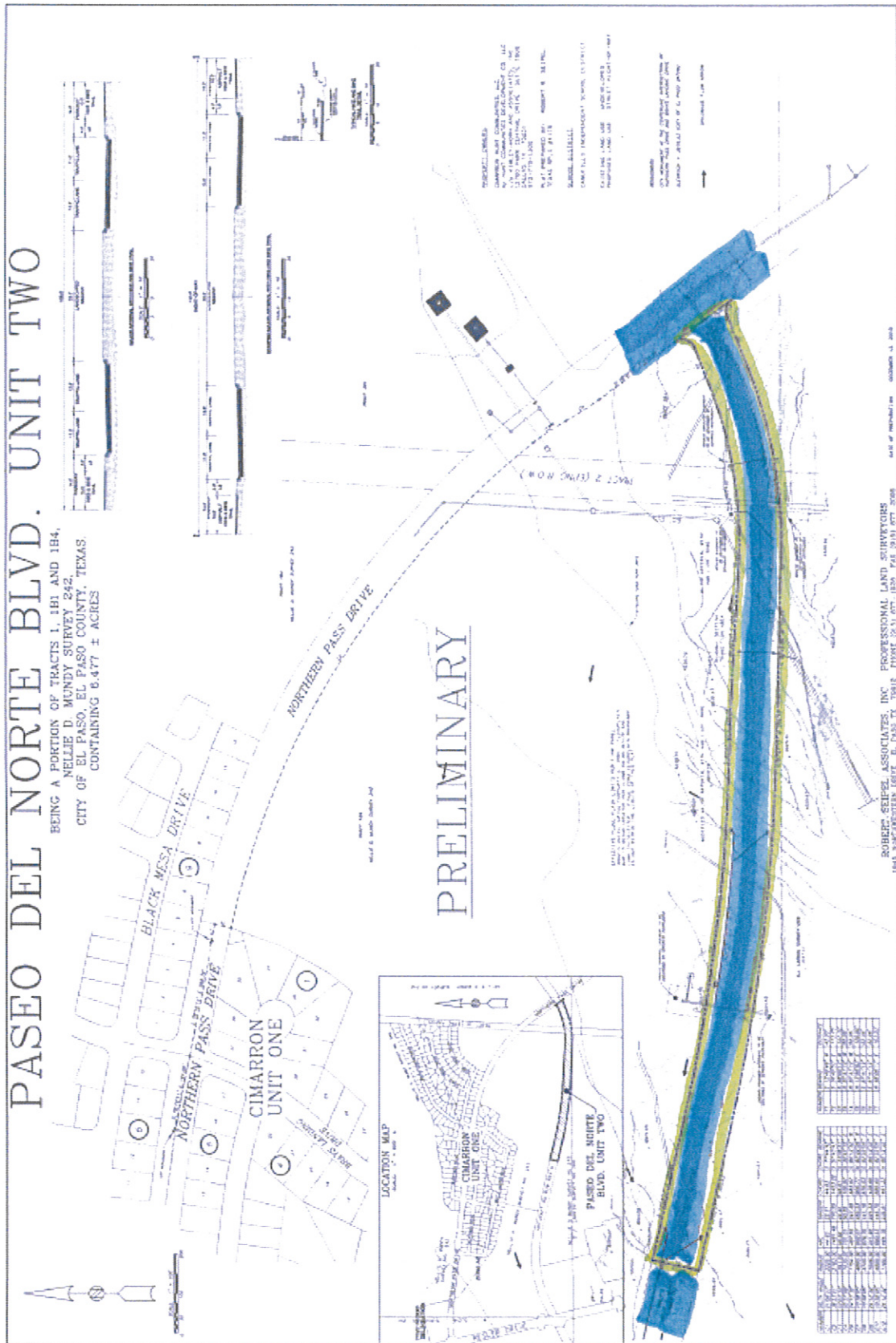


ATTACHMENT 6

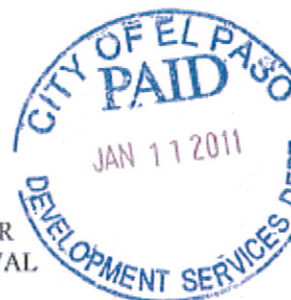




## ATTACHMENT 7



# **ATTACHMENT 8**



## **CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL**

DATE: 01/11/2011

FILE NO. SUB11-00017

SUBDIVISION NAME: Paseo del Norte Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of tracts 1.1B1 and 1B4  
Nellie D. Mundy Survey 242  
City of El Paso, El Paso County, Texas
  
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>6.477</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____
  
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
  
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
  
5. What type of utility easements are proposed: Underground X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_
  
6. What type of drainage is proposed? (If applicable, list more than one)  
Underground Gravity System
  
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
  
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception  
Modification for the road section for 120' ROW and 108' ROW.
  
9. Remarks and/or explanation of special circumstances:  
Proposed road ties to 120' ROW and transitions to 108' ROW with the objective of meeting City Code
  
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
  
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_  
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).



12. Owner of record Cimarron Hunt Communities, LLC  
Hunt Communities Holdings, LLC 4401 N Mesa St, El Paso 79902 915-533-7900  
(Name & Address) (Zip) (Phone)
12. Developer Cimarron Hunt Communities, LLC  
Hunt Communities Holdings, LLC 4401 N Mesa St, El Paso 79902 915-533-7900  
(Name & Address) (Zip) (Phone)
14. Engineer Kimley-Horn and Associates, Inc. 12700 Park Central Drive, Suite 1800 Dallas, TX 75251 972-770-1300  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,901.00

OWNER SIGNATURE:

REPRESENTATIVE:

MICHAEL S. VIRAMONTES, VP  
HUGO MORALES, P.E.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



Life's better outside.®

Commissioners

Peter M. Holt  
Chairman  
San Antonio

T. Dan Friedkin  
Vice-Chairman  
Houston

Mark E. Bivins  
Amarillo

Ralph H. Duggins  
Fort Worth

Antonio Falcon, M.D.  
Rio Grande City

Karen J. Hixon  
San Antonio

Dan Allen Hughes, Jr.  
Beeville

Margaret Martin  
Boerne

S. Reed Morian  
Houston

Lee M. Bass  
Chairman-Emeritus  
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Executive Director

December 29, 2010

Mr. Bryan Phillips  
Environmental Affairs Division  
Texas Department of Transportation  
125 E. 11<sup>th</sup> Street  
Austin, TX 78701-2483

RE: Environmental Assessment (EA) Loop 375 from IH 10 to approximately 0.479 mile east of the Tom Mays Unit of the Franklin Mountains State Park Entrance, El Paso County (CSJ 2552-01-033)

Dear Mr. Phillips:

Texas Parks and Wildlife Department (TPWD) reviewed the Environmental Assessment (EA) for Loop 375 from IH 10 to approximately 0.479 miles east of the Tom Mays Unit of Franklin Mountains State Park entrance, El Paso County, and would like to offer the following information, comments and recommendations.

Based on the project description, TPWD does not anticipate additional or significant impacts to rare and protected species, migratory birds, natural communities, or special habitat features on the proposed project that have not already been evaluated in the EA with the following exceptions, discussed below.

Please be aware that a written response to a TPWD recommendation or informational comment received by a state governmental agency on or after September 1, 2009 may be required by state law. For further guidance, see the *Texas Parks and Wildlife Code, Section 12.0011* which can be found online at <http://www.statutes.legis.state.tx.us/Docs/PW/htm/PW.12.htm#12.0011>. For tracking purposes, please refer to TPWD project number 6225-06 in any return correspondence regarding this project.

TPWD Coordination History

On October 18, 2005, TPWD provided Texas Department of Transportation (TxDOT) with a comment and review letter (TPWD Project Number 4086) on a Re-Evaluation Document of Loop 375 improvements for this project (TxDOT CSJ 2552-01-033).



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In 2005 and 2006, El Paso State Parks Complex General Superintendent John Moses consulted with TxDOT on proposed plans to reconstruct the entrance to Tom Mays Unit, Franklin Mountains State Park.

In March 2009, El Paso State Parks Complex General Superintendent John Moses and TPWD El Paso Urban Biologist, Lois Balin met with TxDOT to examine the potential for use of existing culverts in the Franklin Mountains State Park as wildlife crossings on the project.

In September 2009, TPWD provided TxDOT a comment and review letter (TPWD Project Number 5770) on a second Re-Evaluation Document of Loop 375 improvements for this project (TxDOT CSJ 2552-01-033).

In September 2010, Lois Balin met with TxDOT staff on several occasions to discuss the project. Over the course of these meetings, Ms. Balin went over the entire project plan with Mr. Uribe, TxDOT Engineer, and other TxDOT staff and advised them where the best places to build wildlife crossings could be located. Ms. Balin presented TxDOT with information (verbal and literature) about different types of wildlife crossings that could be used to accommodate various wildlife species. Ms. Balin met with TxDOT to discuss the new entrance to the park at the Tom Mays Unit and the potential for adverse impacts on wildlife. Ms. Balin also gave verbal and written guidance for the landscaping of the highway and entrance to the Tom Mays Unit and discussed the Paseo del Norte overpass issues and zoning changes to preserve the scenic corridor and protect wildlife.

#### Project Description

The existing roadway consists of two undivided 12-foot travel lanes, an 8-foot wide shoulder on the north side of the roadway and a 10-foot wide shoulder on the south side of the roadway. From Tom Mays Access Road to the eastern end of the project (approximately 0.23 miles), Loop 375 consists of a four-lane divided roadway with 12-foot wide travel lanes in each direction, a variable median, 6-foot wide inside shoulders and 10-foot wide outside shoulders. The existing roadway does not contain sidewalks or hike and bike lanes but the existing shoulder is currently used as an emergency lane and bike path.

The proposed improvements would include widening the roadway to a four-lane divided expressway with two-lane frontage roads in each direction for the majority of the project length (2.6 miles), then transitioning to the existing four-lane divided highway for approximately one mile. The minimum right-of-way (ROW) width would be 350 feet (EA, Figure 3.3). The total amount of project ROW needed would be 185.1 acres and includes an additional 41.2



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acres of new ROW. The proposed main lanes would generally consist of two 12-foot travel lanes in each direction with 4-foot wide inside shoulders, 10-foot wide outside shoulders, and a 38-foot wide inside unpaved median.

The design also includes a third 12-foot wide auxiliary lane in areas between proposed entrance and exit ramps in order to facilitate merging traffic. Eastbound and westbound entrance ramps would connect Loop 375 and the major roads. In addition, two elevated 26-foot wide direct connectors would be built to connect with I-10.

An 11-foot wide hike-and-bike lane would be built on the outside of both the north and south frontage roads from I-10 to 0.5 miles east the proposed Paseo del Norte intersection to the point where the eastbound frontage roads transition back to the main lanes. The hike and bike lane on the south side of Loop 375 would end where the east bound frontage roads end. The hike and bike lane on the north side of Loop 375 would extend to the entrance of the Tom Mays Unit of the Franklin Mountains State Park. Bicyclists and pedestrians currently cross Loop 375 at grade near the entrance of the Tom Mays Unit of the Franklin Mountains State Park. Under the proposed design, bicyclists and pedestrian would continue to cross at grade and the 38-foot wide median would provide a refuge so that pedestrians and bicyclists would only cross two lanes at a time to reach the park entrance.

Pedestrians and bicyclists would be able to cross the proposed highway at grade at the intersections. Along the rest of the route, the 38-foot wide median separating the four main lanes would provide a refuge to allow pedestrians and bicyclists to cross two main lanes at a time.

#### Impacts to Vegetation/Wildlife Habitat

According to the EA (Section 3.8.1) approximately 134.30 acres of existing vegetation would be impacted by project construction. Of this 49.6 acres would be converted to roadway and 84.7 would be disturbed by construction and be converted to vegetated ROW. Approximately 46.4 acres of maintained ROW, 79.3 acres of Creosote Shrubland and 8.3 acres of Arroyo Shrub vegetation would be impacted.

In accordance with the Executive Order on Invasive Species (EO 13112) and the Executive Memorandum on Beneficial Landscaping, regionally native plants would be used to the extent practicable. Coordination between TPWD and TxDOT on landscaping and revegetation is underway. TPWD reviewed the proposed TxDOT landscape and revegetation plans and made recommendations for the replacement of non-native species with native ones.



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A copy of the September 5, 2010, TPWD plant list for the Loop 375 extension is attached.

TPWD appreciates TxDOT's efforts to partner with TPWD on developing the landscape and revegetation plan. As proposed, the plan will not only provide for restoration of valuable wildlife habitat but also beautify the roadway with native plants and enhance the enjoyment of the local scenery by the traveling public.

#### Tom Mays Unit Entrance Overpass/Underpass Proposal

In discussions and meetings with TPWD Franklin Mountains State Park staff (John Moses, General Superintendent, El Paso State Parks Complex) in 2005 and 2006, TxDOT proposed constructing an overpass that would accommodate access to the Tom Mays Unit of Franklin Mountains State Park. At the time, neither TxDOT nor TPWD considered the present traffic arrangement to provide an adequate margin of safety for vehicles entering or leaving the park.

TPWD was strongly supportive of the planned interchange because of the likely upgrade in vehicular and pedestrian safety offered to visitors entering and leaving the park. However, the proposed overpass was not included as an alternative in the EA. Regardless, TPWD considers it an option that deserves further consideration because it provides the best outcome from a safety perspective of the alternatives considered to date.

**Comment:** TPWD does not support the proposed highway configuration to the Tom Mays Unit Entrance as described in the EA. TPWD would like to continue working with TxDOT and Federal Highway Administration to resolve this and other related safety concerns discussed below.

#### Safety

##### Pedestrian and Bicyclist Access and Safety

Under existing conditions (the No Build Alternative), pedestrians and bicyclists cross two lanes of traffic at grade. A striped median in the middle of the pavement (from station marker 330+00 to station marker 339+00) separates the two lanes and provides a refuge where pedestrians can wait for traffic to clear before crossing the roadway. TPWD considers this alternative to be safer than the preferred alternative because it exposes pedestrian to less risk of collisions with vehicles when crossing Loop 375.



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Under the Preferred Alternative (EA, Section 1.3), pedestrians would cross two eastbound lanes and a turning lane on the south side, and two westbound lanes and a highway entry lane from the park entrance on the north side, all at grade. The existing striped median that serves as a refuge would be replaced by an unpaved median where pedestrians can wait to cross to the other side. TPWD considers this alternative to be less safe than the existing (No Build) alternative because it exposes pedestrian to more risk of collision with vehicles when crossing Loop 375.

In the 2006 TxDOT "final schematic" for the overpass/underpass, an underpass and sidewalk are included in the project. The underpass provides a sidewalk for pedestrians to cross under the main lanes.

**Comment:** Although not included in the EA, TPWD considers this option to be safest option because it would not expose pedestrians to the risk of collisions with oncoming vehicles when crossing Loop 375.

TPWD has safety concerns about the proposal to end the south side hike and bike lane at the terminus of the frontage roads east of the Paseo del Norte interchange. The EA (Section 2.4) states that the trail would end 0.5 miles east of the Paseo del Norte interchange. Pedestrians and cyclists traveling to the Tom Mays Unit Park entrance would either have to continue approximately 0.6 miles eastbound on the road shoulder or cross this unprotected segment of highway to access the north side hike and bike lane. Either choice presents a potential safety risk to pedestrian and bicyclists.

**Recommendation:** TPWD recommends that a safer option be developed for this portion of the hike and bike lane. TPWD also recommends that the signage provided along the hike and bike lane to notify pedestrians and bicyclists in advance of where the east bound south hike and bike lane ends. Signage should be provided to direct pedestrians and bicyclists to safely cross Loop 375 at the Paseo Del Norte interchange and continue east down the hike and bike lane on the north side of Loop 375 to the Tom Mays Unit Park entrance.

#### Vehicle Ingress and Egress

**Vehicle ingress** – Visitors entering the park from the east coming down the slope of the Franklin Mountains currently have a narrow deceleration lane on the downgrade from which to make their right turn into the Tom Mays Unit. This can be complicated by the presence of vehicles attempting to leave the park. If a driver has to swing too wide to make the turn into the park, the vehicle may collide with the outbound vehicle. The schematic accompanying the EA does not make it clear if this hazard would be improved.



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**Recommendation:** TPWD recommends that TxDOT clarify whether or not the preferred alternative would resolve this issue and if so, please describe what steps would be taken.

In addition, for longer recreational vehicles such as a class A RV or trailer, the sharp radius of the entrance curve for vehicles turning right into the park from the east makes it impossible for two vehicles to simultaneously enter and leave, posing risk for collision. The schematic accompanying the EA does not make it clear if this hazard will be improved.

**Recommendation:** TPWD recommends that TxDOT clarify whether or not the preferred alternative would resolve this issue and if so, please describe what steps would be taken.

Under the Preferred Alternative, visitors turning into the park from the west would continue to use the existing mid-road turn lane. The left turn would then have to be made in front of two lanes of oncoming traffic descending the mountain from the east, rather than one.

**Comment:** TPWD considers this alternative to be less safe than the existing (No Build) alternative because it exposes drivers to more risk of collision with oncoming vehicles when attempting to cross Loop 375.

The 2006 "final schematic" contained plans for an underpass used in conjunction with acceleration and deceleration lanes to exit or enter the park.

**Comment:** This option would seem to provide more safety to the traveling public than the Preferred Alternative or No Build Alternative because it would significantly reduce the risk of collisions.

**Vehicle egress** – Visitors exiting the park currently face challenging situations in turning either east or west onto Loop 375. The existing mid-road refuge is narrow and provides a minimal area for a vehicle to stop and wait after crossing the westbound lane to enter the eastbound lane. The preferred alternative in the EA offers a mid-road refuge for vehicles turning east. However, it may not be wide enough to accommodate longer recreational vehicles such as a Class A RV or trailer.

**Recommendation:** TPWD recommends that TxDOT clarify whether or not the preferred alternative would resolve this issue and if so, please describe what steps would be taken.



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#### Highway Closures

Due to weather conditions or traffic incidents, Loop 375 is occasionally closed for extended periods. As a result, visitors are not allowed to access the park from Loop 375 west, which reduces visitorship during these periods. The EA (Section 2.4) cites the need to use the overpasses to U-turn and redirect traffic.

**Recommendation:** TPWD recommends traffic headed to the park be allowed to continue to Tom Mays Unit if the segment of the road to the park is not affected by the weather condition or traffic accident.

#### Wildlife Crossings

In a response to request for public comments in 2006 (EA, Appendix D, TPWD letter of March 23, 2006, attached), and in subsequent meetings with TxDOT, TPWD proposed that existing culverts be enlarged to serve as a pedestrian and wildlife crossing.

In recent TPWD-TxDOT meetings (September, 2010), Lois Balin, TPWD El Paso Urban Biologist, identified four existing culvert locations considered feasible for locating wildlife crossings. Three were located within the Tom Mays Unit of the Franklin Mountains State Park and one was located at station marker 264+14.00, approximately 300 feet west of the centerline of Paseo del Norte interchange.

At the request of Dr. Bonart (former member of City's Open Space Advisory Board and currently member of Public Service Board), a meeting with TxDOT and TPWD was held onsite (March, 2009) to evaluate the use of the three culverts (between station markers 348+00 and 349+00) for a pedestrian/bike/wildlife corridor beneath Loop 375. At the time of the visit, the group could enter the culverts from the north end but not exit at the south due to the erosional downcutting by flowing water. Dr. Bonart asked TxDOT to pave the south ends of the culvert channel to offset the downcutting.

In response, the EA (Section 3.8.2) states that TxDOT is "considering the feasibility of installing" a 10-foot tall by 20-foot wide metal plate arch pipe culvert crossing with an earthen bottom at the El Paso del Norte location. However, there is no commitment in the EA to install it.

Further, the EA (Section 3.8.2) states that it would not be feasible to install wildlife crossings elsewhere in the project because of the expense (\$1.5 million) associated with meeting AASHTO (American Association of State Highway Transportation State Organization) standards for construction of a pedestrian/wildlife underpass and because of costs associated with creation of



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an artificial grade and costly tunneling through irregular fill material that was placed under the roadway during the original road construction.

**Recommendations:** TPWD recommends that the potential for use of culverts as a wildlife and pedestrian crossing be reconsidered in the EA. TPWD strongly recommends that wildlife/pedestrian crossings be constructed to prevent collisions and to provide a viable crossing for wildlife to pass through and maintain species connectivity.

I appreciate the opportunity to review and comment on this project. TPWD strives to respond to requests for project reviews within the review period. Response may be delayed due to workload and lack of staff. Failure to meet the review time frame does not constitute concurrence from TPWD that the proposed project will not adversely impact fish and wildlife resources. Please contact me at (512) 389-8054 or by email at [karen.clary@tpwd.state.tx.us](mailto:karen.clary@tpwd.state.tx.us) if I may be of further assistance.

Sincerely,



Karen H. Clary, Ph.D.  
Wildlife Habitat Assessment Program  
Wildlife Division

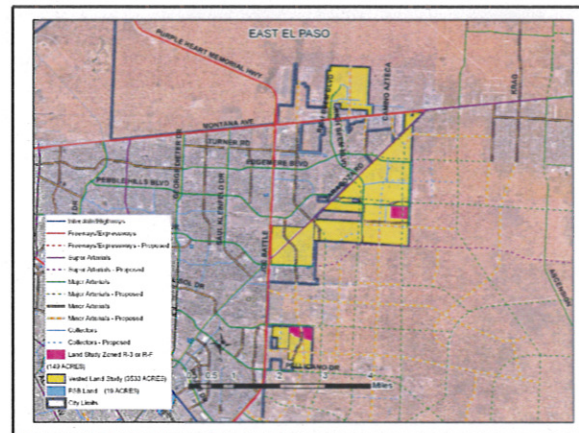
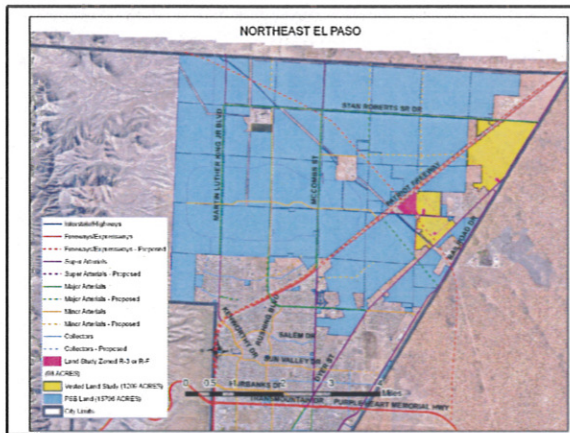
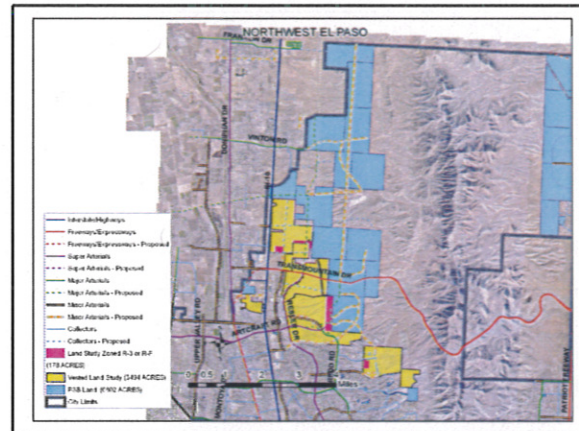
KHC: gg. 6225-06

cc: John Moses, General Superintendent, El Paso State Parks Complex  
Lois Balin, TPWD Urban Biologist, El Paso



# A FORM BASED CODE FOR EL PASO LAND HOLDINGS

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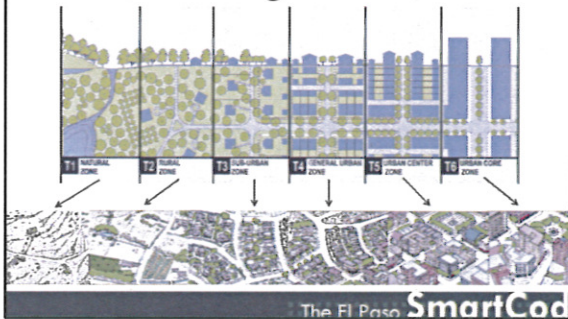


- Subdivision and zoning combined
- Makes traditional neighborhoods possible
- Provides the design guidance necessary for smart growth

The El Paso **SmartCod**The El Paso **SmartCode**



## The transect as a planning and design tool



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## Development Types

- Growth: Traditional neighborhoods vs. sprawl
  - Traditional: Mixed use, pedestrian friendly, varied population, dominant development style for centuries
  - Sprawl: "Sweeping aside the old," low density, disinvestment in city core



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## Kern Neighborhood

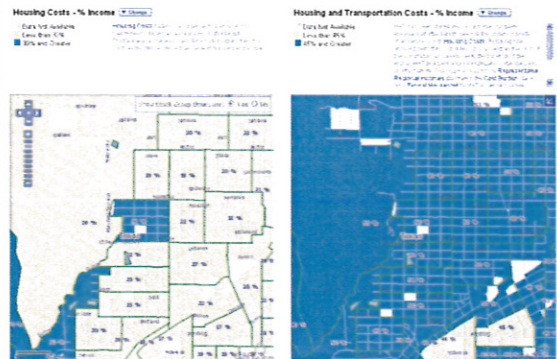


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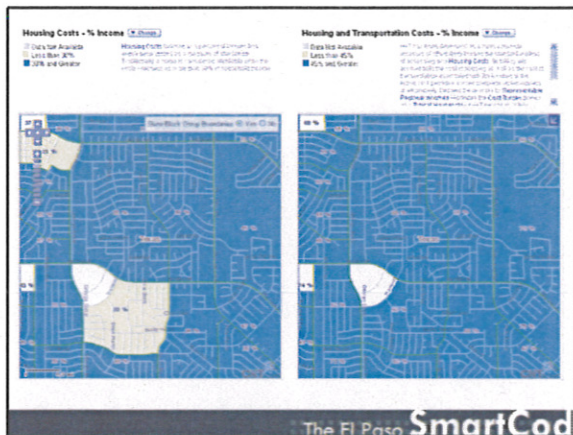
## A City Can't Sprawl Itself to Prosperity



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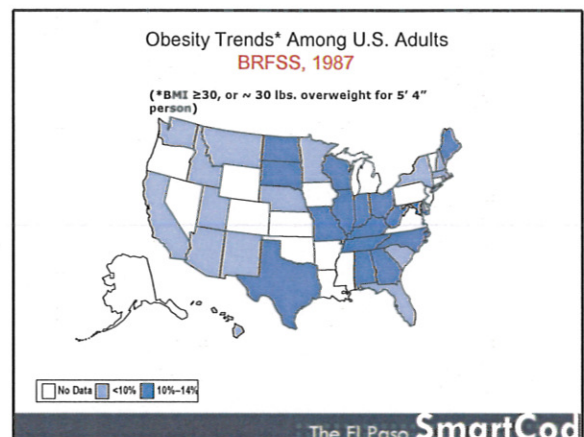
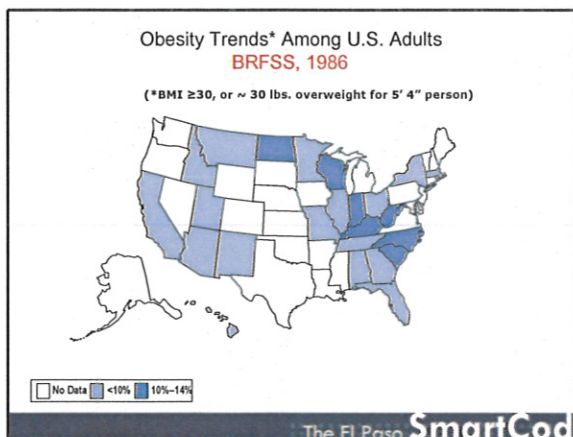
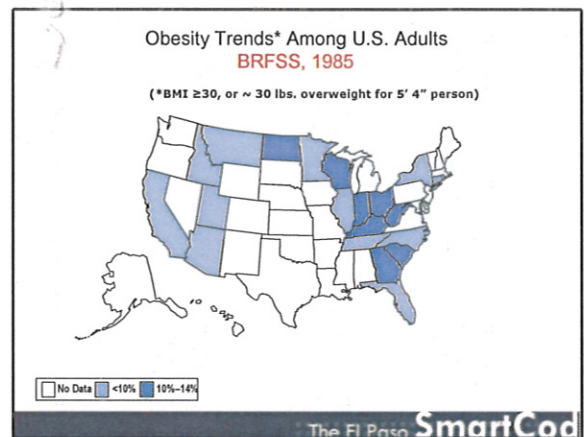
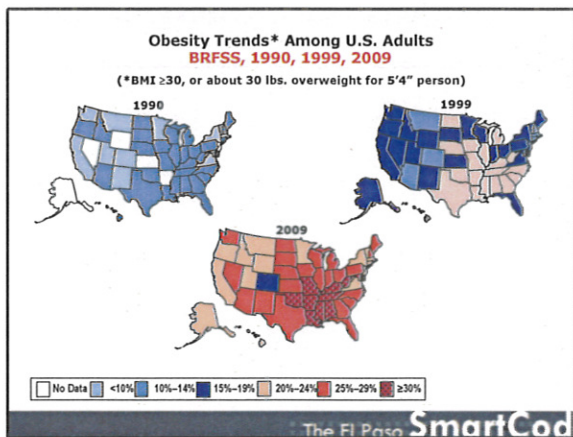


## Physical Health

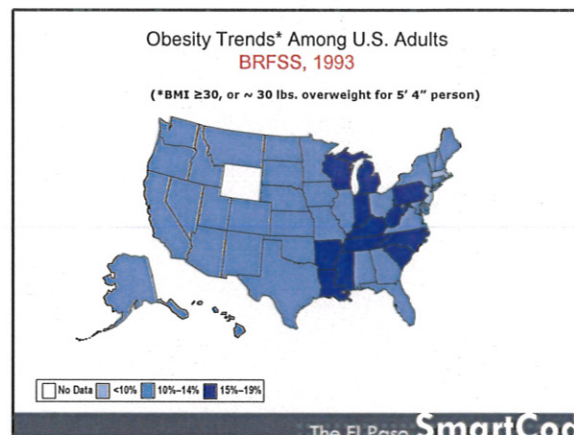
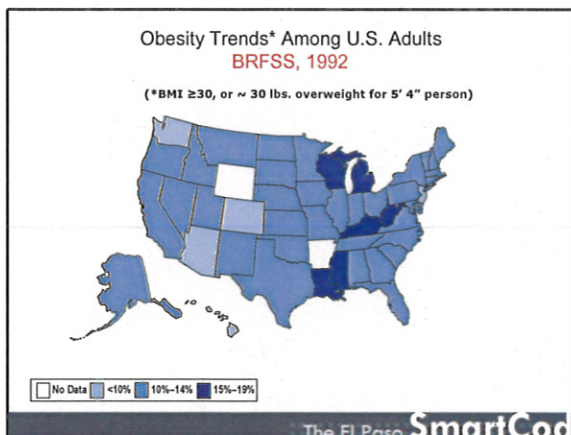
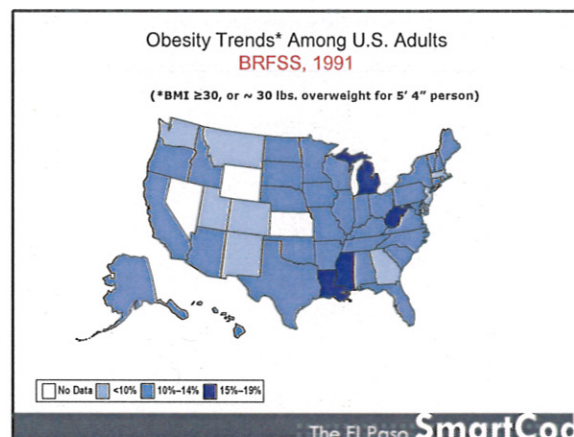
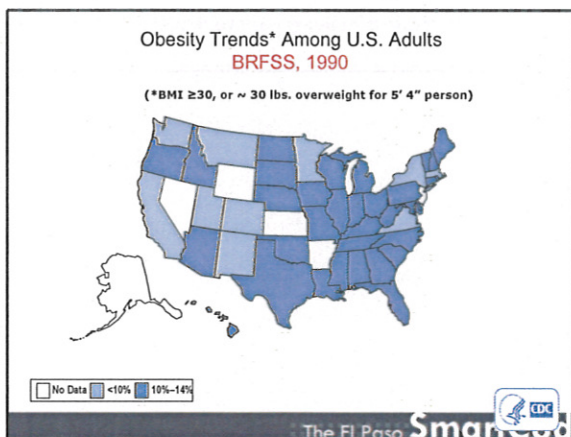
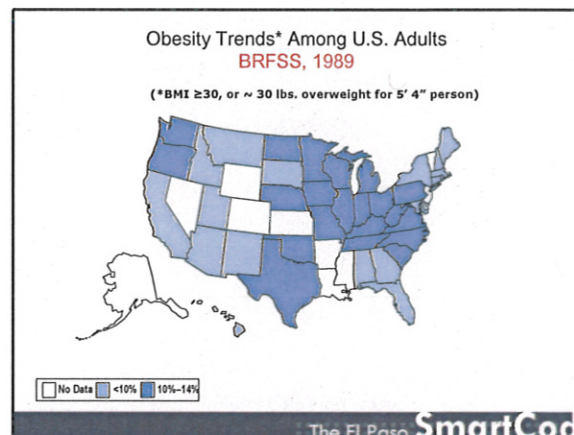
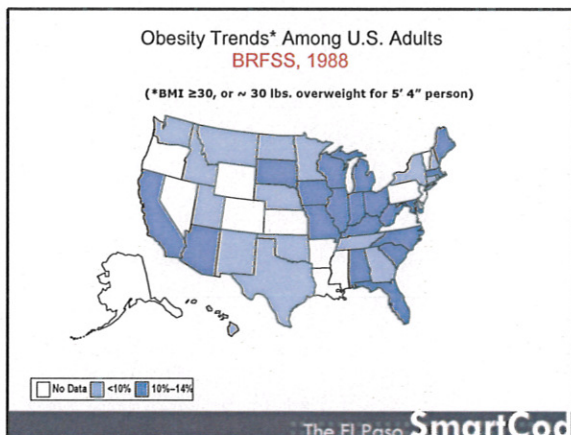
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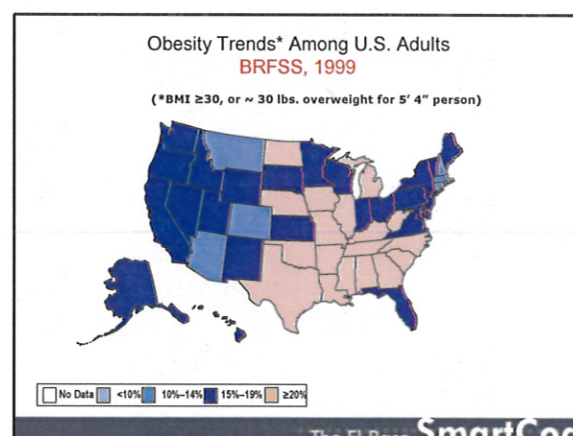
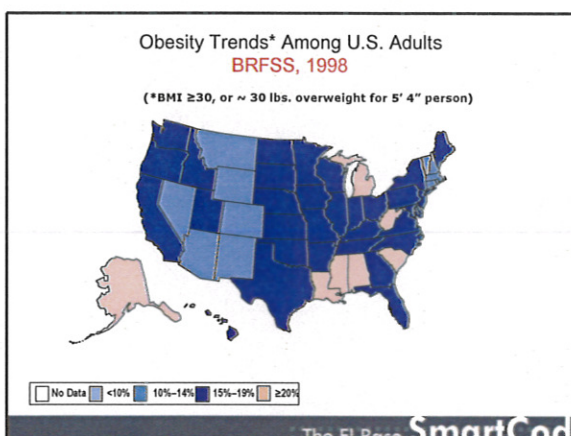
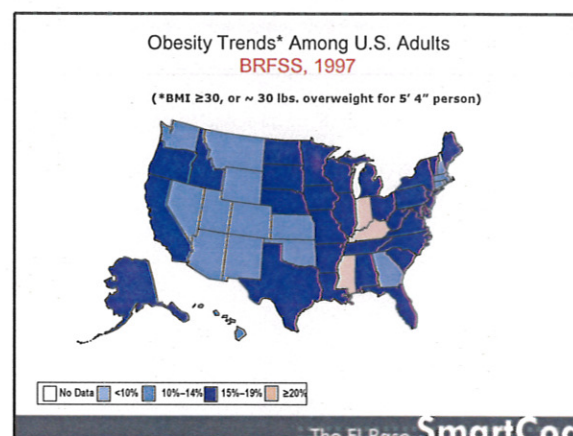
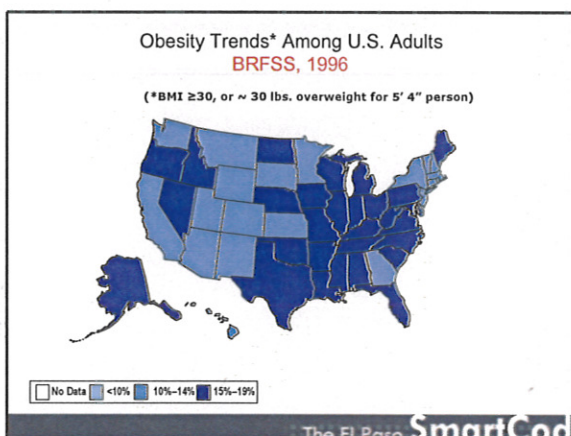
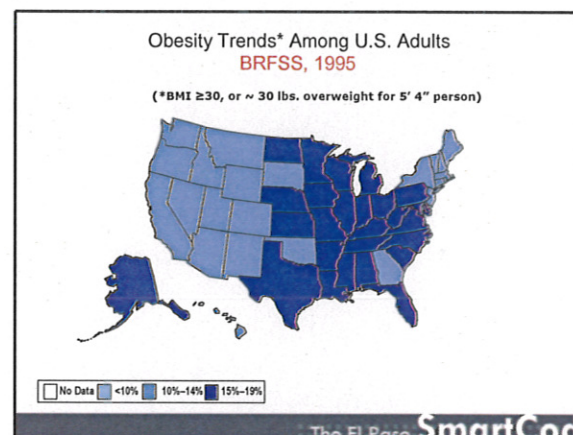
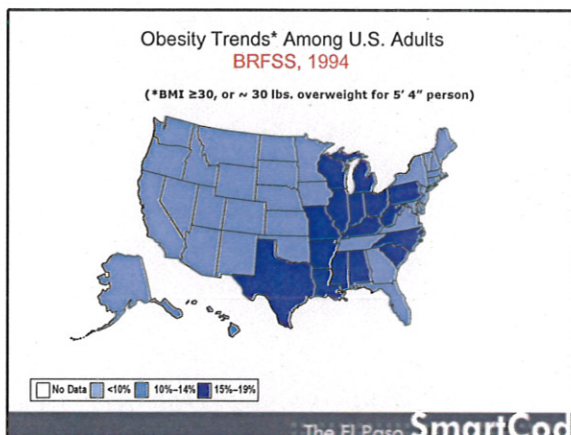
Mia A. Papas, Anthony J. Alberg, Reid Ewing, Kathy J. Helzlsouer, Tiffany L. Gary, and Ann C. Klassen *The Built Environment and Obesity Epidemiol Rev* (2007) 29(1): 129-143

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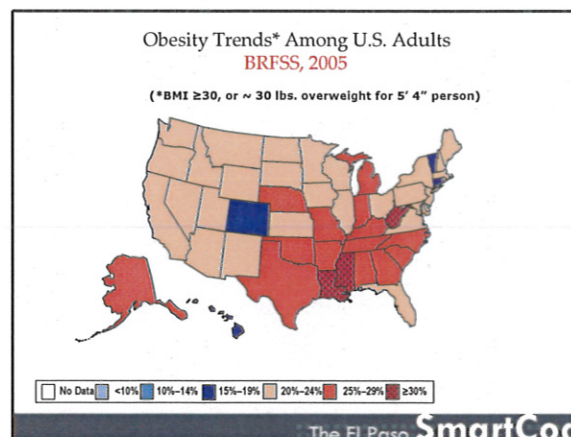
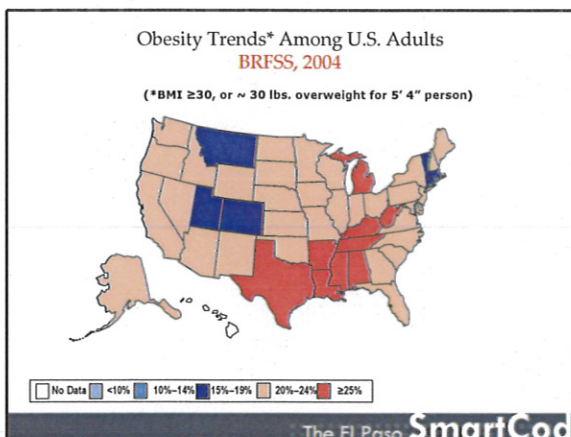
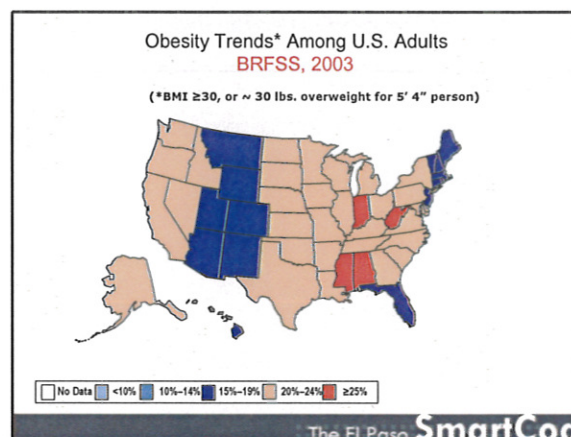
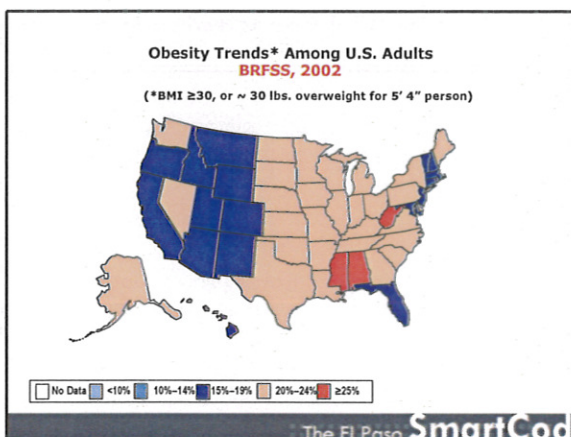
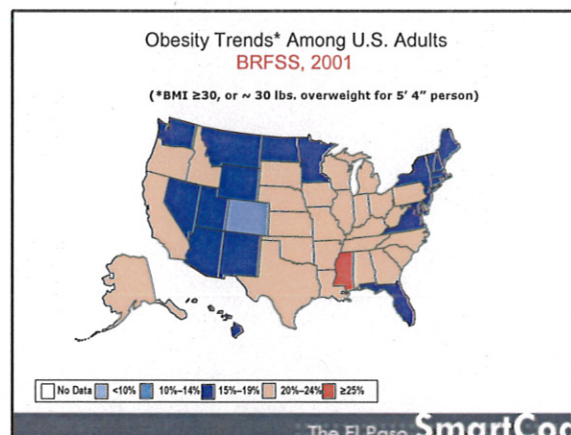
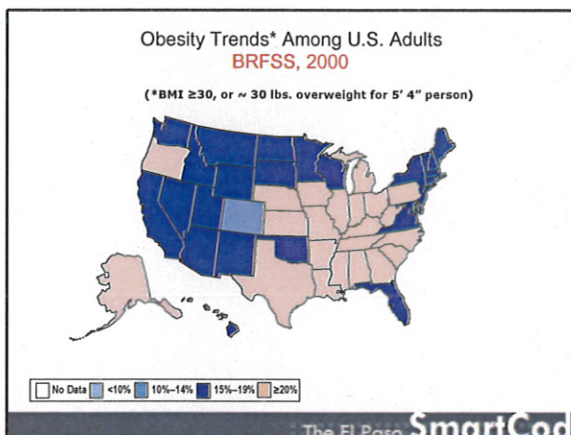


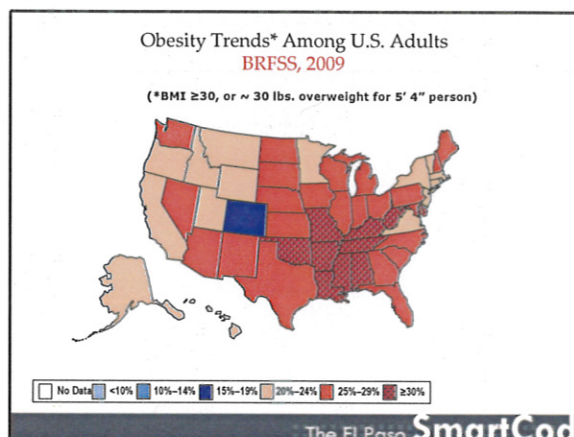
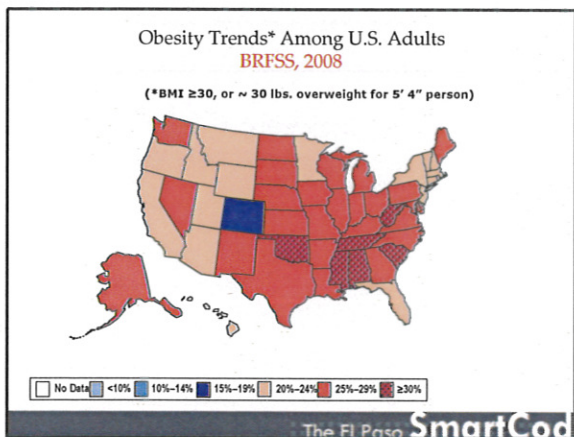
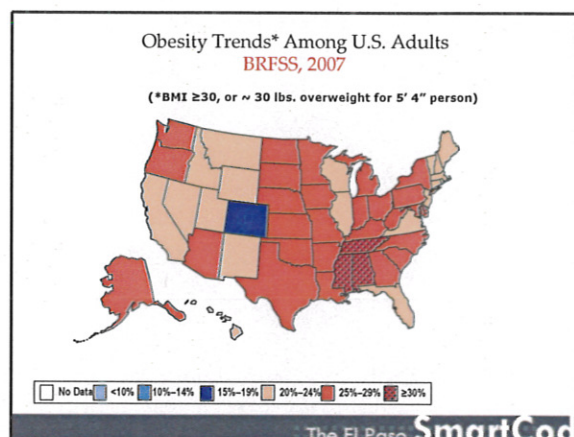
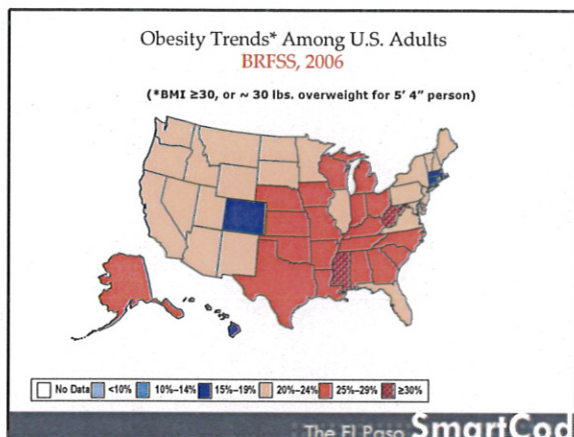










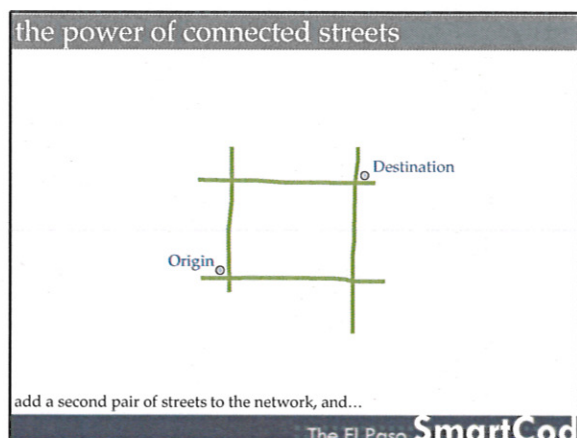
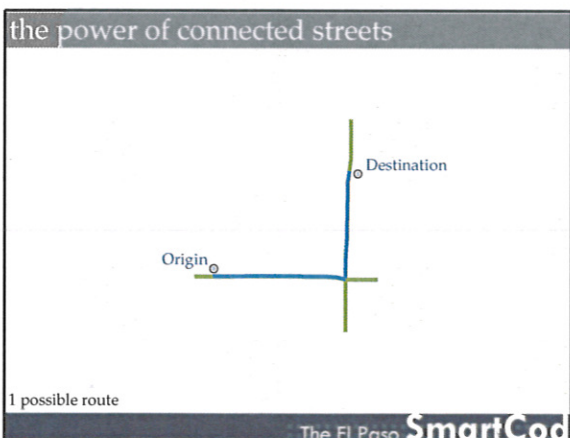
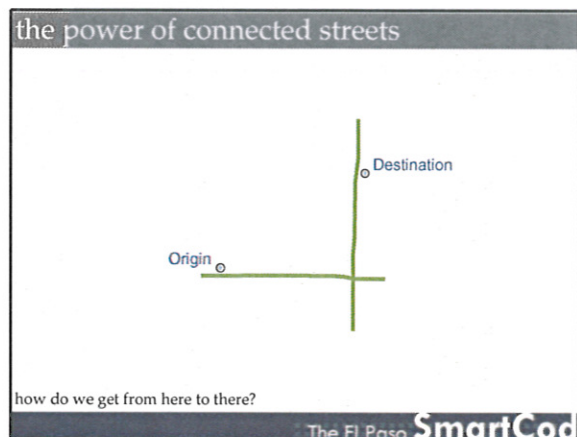
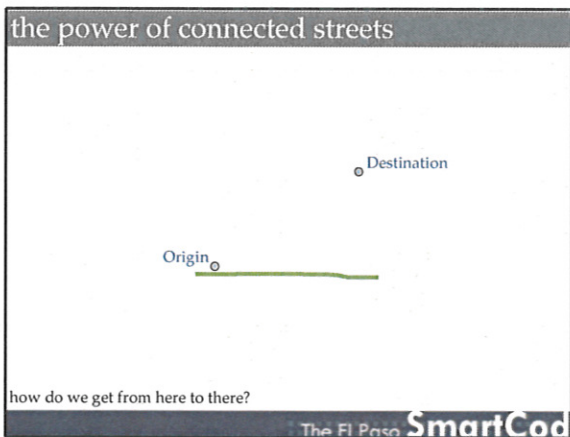
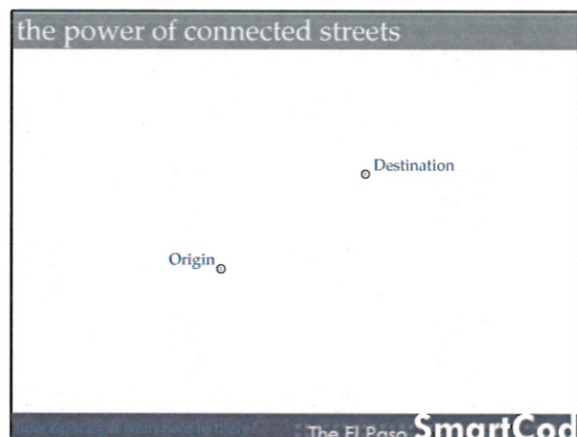
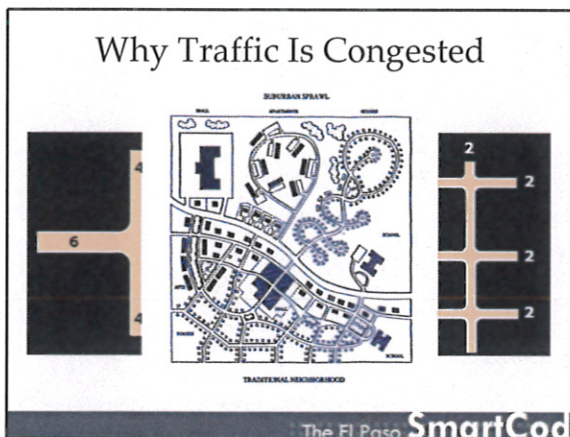


People living in walkable areas are 2.5 times as likely as those in the least walkable areas to achieve their CDC-recommended 30 minutes of daily physical activity.

*Nature Medicine* 11, 363 - 364 (2005)  
doi:10.1038/nm0405-363

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### the power of connected streets



2 possible routes

The FI Paso SmartCod

### the power of connected streets

$x=2$

$y=2$



add another street in each direction...

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### the power of connected streets

$x=2$

$y=2$



more possible routes

The FI Paso SmartCod

### the power of connected streets

$x=2$

$y=2$



more possible routes

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### the power of connected streets

$x=2$

$y=2$



more possible routes

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### the power of connected streets

$x=2$

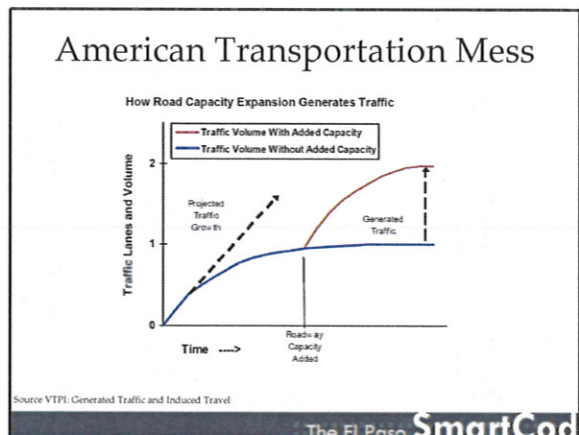
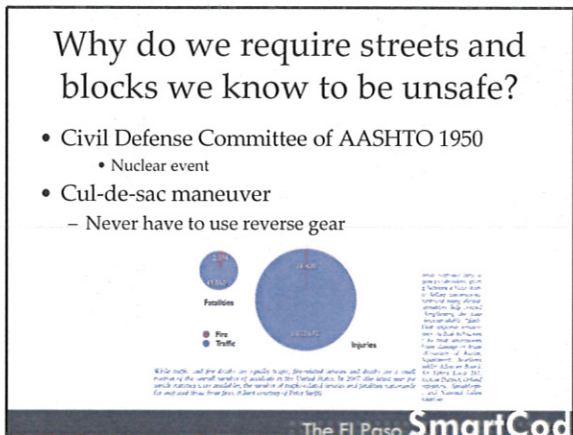
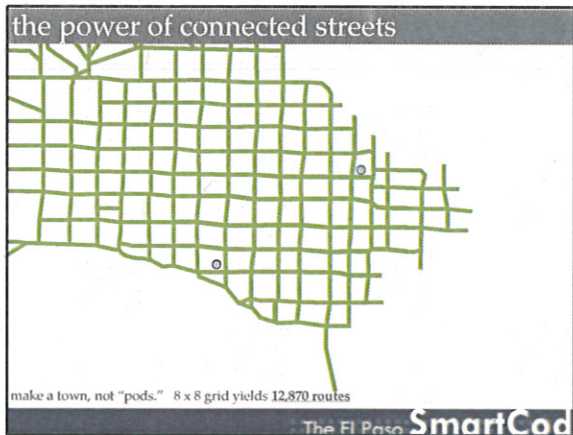
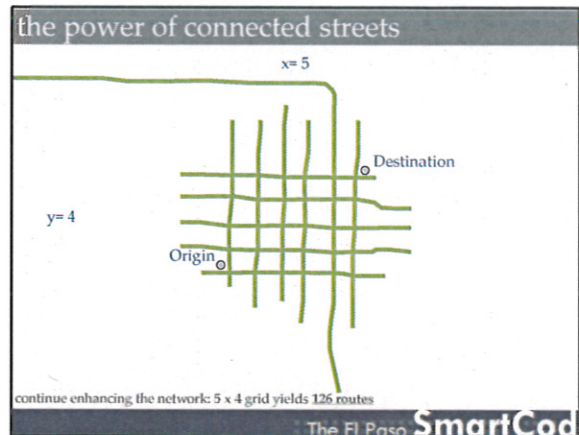
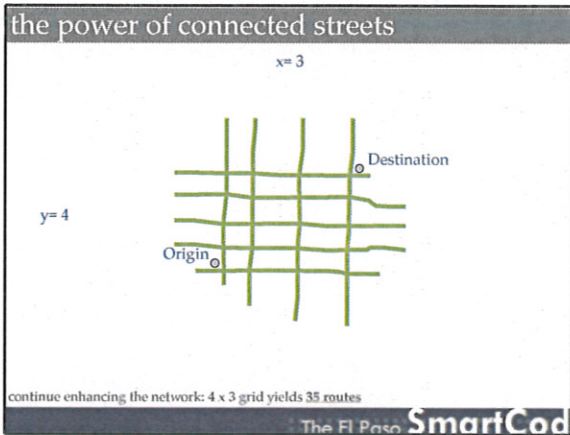
$y=2$



more possible routes: 6 in all, without doubling back

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"Traffic congestion tends to maintain equilibrium. Congestion reaches a point at which it constrains further growth in peak-period trips. If road capacity increases, the number of peak-period trips also increases until congestion again limits further traffic growth. The additional travel is called "generated traffic." Generated traffic consists of diverted traffic (trips shifted in time, route and destination), and induced vehicle travel (shifts from other modes, longer trips and new vehicle trips). Research indicates that generated traffic often fills a significant portion of capacity added to congested urban road."

Source VTPI: Generated Traffic and Induced Travel

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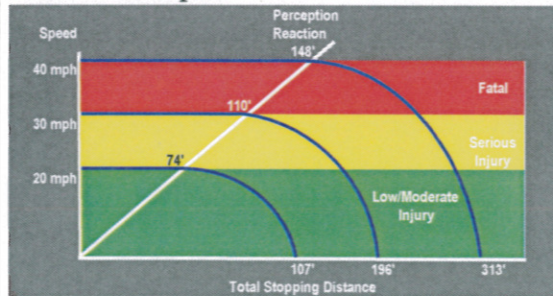
## When freedom becomes a driver license...

"Teenage drivers have high rates of both fatal and nonfatal crashes compared with adult drivers. Teenagers drive less than all but the oldest people, but their numbers of crashes and crash deaths are disproportionately high. Based on crashes of all severities, the crash rate per mile driven for 16-19 year-olds is 4 times the risk for drivers 20 and older. Risk is highest at age 16. The crash rate per mile driven is nearly twice as high for 16 year-olds as it is for 18-19 year-olds."

Insurance Institute for Highway Safety, Highway Loss Data Institute, 2010.

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## Speed/Accident Severity Relationship

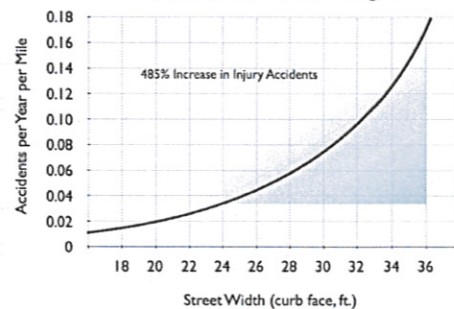


Source: Anderson, McLean, Farmer, Lee and Brooks, Accident Analysis & Prevention (1997)

Consistent Solution: Solutions in Designing, Major Urban Thoroughfares for Walkable Communities

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## Wider Streets = More Danger



Swift-Painter-Goldstein study of traffic accidents in Longmont, Colo., revealed a 485 percent increase in accident rates per year per mile as street widths increased from 24 feet to 36 feet. (Chart courtesy of Peter Swift)

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## What you get with a Form Based code...

- Defined neighborhoods within pedestrian sheds (1/4 mile radius)
- Rural to urban transect zones
- Small blocks
- Streets for all modes of transit
- Appropriate building frontages
- Sense of enclosure

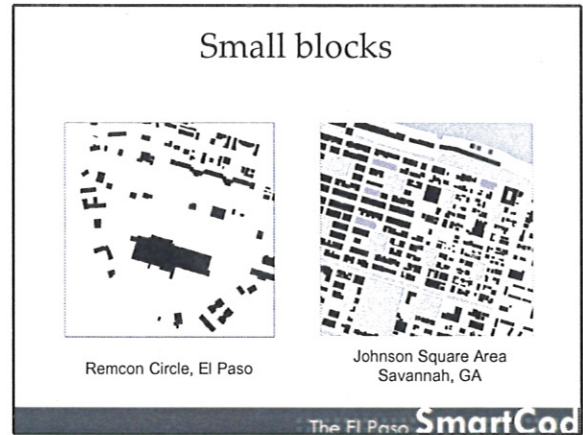
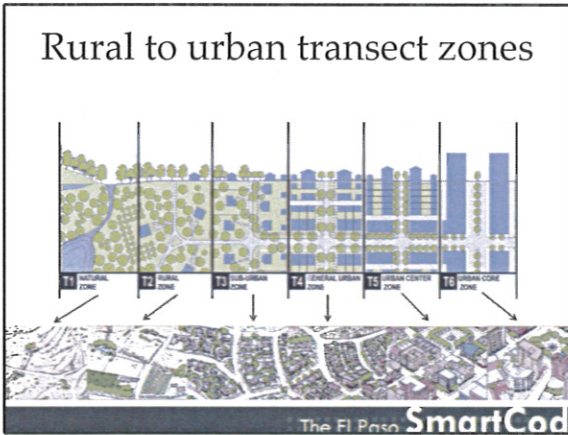
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## Defined neighborhoods within pedestrian sheds (1/4 mile radius)



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El Paso, TX  
Mesa Street



The El Paso SmartCod

El Paso, TX  
Mesa Street



The El Paso SmartCod

El Paso, TX  
Mesa Street



The El Paso SmartCod

El Paso, TX  
Mesa Street



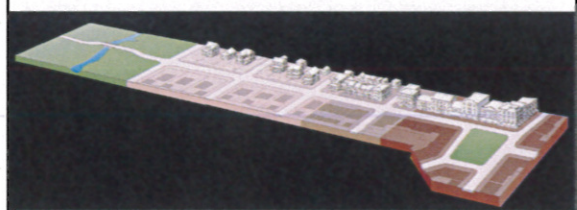
The El Paso SmartCod

El Paso, TX  
Mesa Street



The El Paso SmartCod

Appropriate building frontages

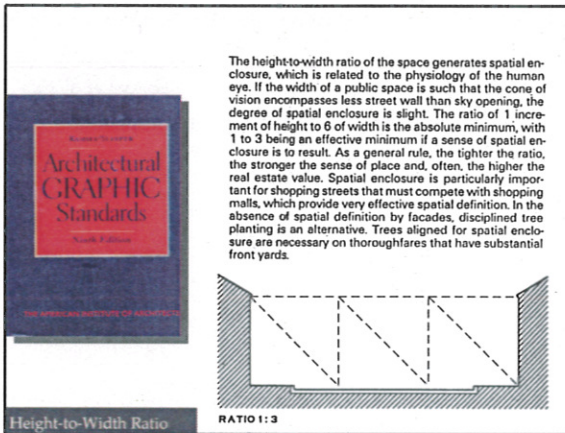


The El Paso SmartCod

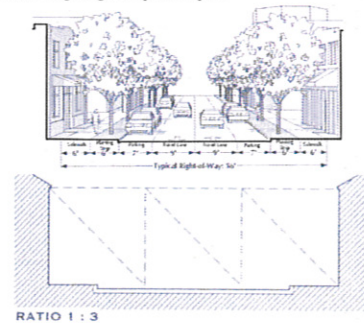




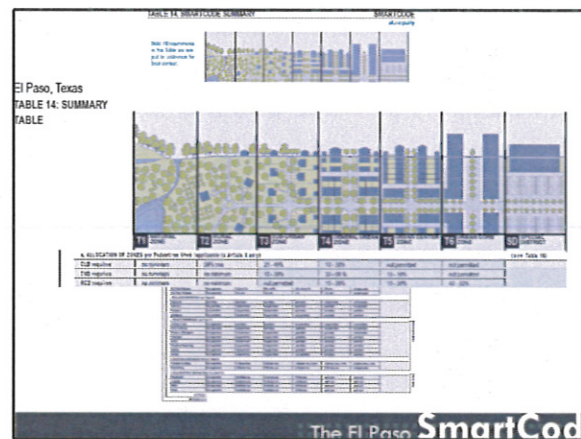
## Sense of enclosure



## Proportion of building height to public space



How we can get there...



**TABLE 7. PRIVATE FRONTAGES** SMARTCOD

NOTE: The following are the basic ranges in an approximate recording format and list of items.

Item	Range	Item	Range
1. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	1. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
2. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	2. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
3. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	3. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
4. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	4. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
5. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	5. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
6. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	6. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
7. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	7. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
8. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	8. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
9. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	9. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'
10. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'	10. A building that is a private frontage and is located adjacent to the SmartCod zone. The building is located adjacent to the SmartCod zone and is located adjacent to the SmartCod zone.	100' to 150'

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## More Developers, Better Results

- With more developers, larger projects built out faster with greater diversity

- Holiday in Boulder, CO 27 acres
- Beerline B, 20 Acres in Milwaukee WI

- Old rail corridor that ran from downtown along Milwaukee river
- Small land sales of as little 2 acres, awarded through developer competitions



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